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, January 5, 2023, commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

1. **Mayor's recognitions and updates.**

2. **Comments from the public.**

   The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas on any item not on the agenda or likely to be on a future agenda.

   Rules for making comments:

   1. You must be a resident of the City of St. George.
   2. Each speaker may be given a limited amount of time for comment as determined by the Mayor given the number of persons wishing to speak.
   3. Be courteous and show respect.
   4. Comments cannot be related to items on tonight's agenda or regarding pending applications coming before the Council.

   Participants are to state their names for the record. Comments which cannot be made within these limits should be submitted in writing to the City Recorder at recorder@sgcity.org.

   The Mayor and City Council encourage civil discourse for everyone who participates in the meeting.

   Comments pertaining to an agenda item that includes a public hearing or public input should be given as that item is being discussed during the meeting.

3. **Consent Calendar.**

   a. **Consider approval to award bid to L&L Mechanical for the replacement of the HVAC system at the Water & Energy Administration Building.**

BACKGROUND and RECOMMENDATION: Bids were received for the replacement of the HVAC system at the Water and Energy Administration Building. L&L Mechanical was the low bidder in the amount of $719,000. Staff recommends awarding the bid to L&L Mechanical.

b. Consider approval of the award of bid to Three Peaks Drilling for the concrete foundations Gap Canyon Parkway Transmission Line.

BACKGROUND and RECOMMENDATION: The transmission line will be installed along Gap Canyon Parkway from Aliente Drive to the new Canyon View Substation to feed the Divario and Sunbrook areas. Concrete foundations are being considered for the installation of transmission poles. Staff recommends awarding the bid to Three Peaks Drilling in the amount of $320,872.00.

c. Consider approval to award bid to Feller Enterprises, LLC. for the construction of Fossil Falls Park.

BACKGROUND and RECOMMENDATION: Fossil Falls Park is roughly an 11-acre site located along Dinosaur Crossing Drive near the Grayhawk Apartments and is designated as a community park in the city's master plan. Much of that acreage is within the floodway of the Virgin River and made up of long narrow strips along the roadways. We propose to only develop 4.5 acres for the park and leave the rest natural or for future phases. The site has been known for many years as Skimboard Park and has attracted many people because of its ideal conditions. Park Planning held a neighborhood meeting with the local residents and their input has been considered and resulted in the implementation of the sand volleyball courts and preserving the natural areas near the river. The project includes a restroom building, a plaza with raised concrete planters/seat walls, sand volleyball courts, chat plaza, large playground with swings and a custom concrete slide, shade for the playground, a small grass area and landscaped areas with an associated irrigation system. See attached site plan for park layout. Staff recommends awarding the bid to Feller Enterprises, LLC in the amount of $2,052,362.55.

d. Consider approval to award a bid to Sunroc Corporation to complete the Dixie Drive Rehab Project and approve Change Order No. 1.

BACKGROUND and RECOMMENDATION: This project is part of the City's Pavement Management Program. It was advertised for competitive bidding and four (4) bids were received. Staff recommends awarding the bid to Sunroc Corporation in the amount of $1,054,630.

e. Consider approval of a reimbursement agreement with the Washington County Flood Control Authority for the Washington Fields Flood Control System (Merrill Road).

BACKGROUND and RECOMMENDATION: This agreement is to reimburse the City for a portion of the cost of design and installation of a storm drain from Washington City boundary along Merrill Road to 3000 East in St. George. The reimbursement amount is $400,000.

f. Consider approval of the minutes from the meetings held on November 3, 2022; November 10, 2022; November 17, 2022; November 30, 2022;

December 8, 2022; and December 15, 2022.

4. **Public hearing and consideration of an ordinance to vacate a utility and roadway easement vacation located at approximately 1200 West and 5150 North.**

BACKGROUND and RECOMMENDATION: This easement was granted to the City on April 2, 2004 by Doc. No. 00872824. The Joint Utilities Commission recommended approval due to the line being relocated to match future development.

5. **Public hearing and consideration of an ordinance to vacate a portion of an existing public utility easement located in the River Crossing development, east of River Road and south of George Washington Boulevard.**

BACKGROUND and RECOMMENDATION: This easement was granted to the City on March 16, 1994 as Doc. No. 00461051. The Joint Utilities Commission recommended approval because of the line being relocated due to future development.

6. **Public hearing and consideration of an ordinance to vacate a portion of an existing power line easement located in the Ledges development.**

BACKGROUND and RECOMMENDATION: This easement was granted to the City on March 27, 2013 as Doc. No. 20130011378. The Joint Utilities Commission recommended approval because of the realignment of the easement to follow future development.

7. **Presentation of the audited Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2022.**

BACKGROUND and RECOMMENDATION: This is the presentation of the City's audited 2022 Annual Comprehensive Financial Report (ACFR) conducted by Hinton Burdick CPA's & Advisors. Steve Palmer, CPA & Partner, will present his report and take Council questions. No action is needed.

8. **Consider approval to continue sponsorship of the Saint George Market event taking place March 10-11 and October 20-21 at Town Square.**

BACKGROUND and RECOMMENDATION: The Saint George Market is a platform for small businesses to grow. Setup and private/vendor pre-show on Friday, March 10, 2023, then the main event will be open to the public on Saturday, March 11, 2023, from 9AM-6PM. The sponsorship request includes: 1) Use of Town Square; 2) Paying a flat rate of $200 for the parking lot (price is $TBD); and 3) Fee waiver for the Sub-License fees for each vendor ($5 each). Staff recommends sponsorship as the event is allowed at the Town Square parking lot but no fees be waived.

9. **Consider approval to continue sponsorship of the Downtown Farmer's Market event taking place each Saturday from February 4 through December 16 at Vernon Worthen.**

BACKGROUND and RECOMMENDATION: In the past years the market has been on private property at Ancestor Square. Due to the growth of the market they moved to Vernon Worthen August 6 to make it a year-round event except for dates when the park is already in use by other events (Marathon, IRONMAN, etc). The continued

sponsorship request includes: 1) Special Event fee waiver ($150/day); 2) Sub-license fee waiver ($5/vendor/week); and 3) Park fee waived ($400/week). Staff recommends sponsorship for another six (6) months and reassess at that point.

10. Consider approval of a resolution to amend the fees for the Net Metering Program.

BACKGROUND and RECOMMENDATION: Customers in the net metering program have installed solar PV systems on their homes or businesses. The policy was adopted in 2005 and has been updated over the years. In 2018 the policy was updated to include a Solar Reliability Charge. This request is to increase that charge based on the increased operational costs for the utility. Additionally, staff is requesting an increase to the bi-directional meter costs based on increased cost for the meters. Staff has determined that the charge should be increased from $.02328 to $.0255 per kWh and the Bi-Directional single-phase increase to $424 and the Bi-directional Meter 3 Phase increase to $515.

11. Consider approval of a resolution amending and adopting fees for the St. George Discovery Site at Johnson Farm.

BACKGROUND and RECOMMENDATION: In 2010, the City of St. George entered into a Lease Agreement with the DinosaurAh!torium Foundation for the purposes of operating and administering the site. The Agreement states that any admission fee, charges for use of the site, fees or charges for tours or activities on the site or any other fee or fee waivers for the admission, use, or touring of the site shall be approved by resolution of the City Council. Staff recommends approval of the proposed fee increases.

12. Consider approval of an ordinance amending the City zoning map by changing the zone from RCC (Residential Central City) to PD-C (Planned Development Commercial) on approximately 0.27 acres located at 184 North 200 West to allow for a future boutique hotel containing no more than sixteen (16) rooms for a project to be known as STG Inn. Case No. 2022-ZC-050

BACKGROUND and RECOMMENDATION: The applicant is requesting an initial zone change on this property. The applicant has provided a narrative, use list, and conceptual site plan. The conceptual site plan shows the location of where the hotel and parking lot would be placed on this site. There is a single-family home on this parcel which has been split into no more than four rental units. At their meeting held on December 13, 2022, the Planning Commissioners held a public hearing and recommended approval with a vote of 6-0.

13. Consider approval of an ordinance changing the zone from C-2 (Commercial), R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size), and R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size) to PD-R (Planned Development Residential) on approximately 10.093 acres located in Desert Canyons off of Skywalker Drive for a project to be known as Desert Terrace at Desert Canyons. Case No. 2022-ZC-045

BACKGROUND and RECOMMENDATION: Desert Canyons Master Plan was approved in 2007 and Desert Terrace is a new residential subdivision in Desert Canyons. At their meeting held on October 25, 2022, the Planning Commission held a public

hearing and recommended approval with conditions, with a vote of 5-0. There were no comments at the public hearing.

14. Consider approval of the preliminary plat for Desert Terrace at Desert Canyons, a 32-lot residential subdivision located at approximately 2800 East Skywalker Drive.

BACKGROUND and RECOMMENDATION: The current general plan land use designation on this property is Residential (RES) and the current zoning is C-2, R-1-10 and R-1-12. The current general plan land use designation on this property is Residential (RES) and the current zoning is C-2, R-1-10 and R-1-12. The preliminary plat meets the requirements of the current general plan land use designation and zoning. The Planning Commission recommended approval.

15. Consider approval of an ordinance amending an approved PD-R (Planned Development Residential) zone on approximately 48.63 acres located east of 3000 East Street and south of Merrill Road for the purpose of redesigning the layout, elevations, and adding four (4) additional units for a project to be known as Viviano at Red Cliffs. Case No 2022-ZCA-051

BACKGROUND and RECOMMENDATION: On October 21, 2021, The Park at Temple View PD-R (Planned Development Residential) project was first presented to the Planning Commission and City Council. The project was a 268-unit subdivision with single-family, duplex, and townhome units. All units were to remain under single ownership and be available for rent. The project was approved conditioned on the traffic study review of the location and the need for a signal on 3000 E. Street. On July 21, 2022, the applicant returned with an amended plan that addressed the traffic study condition and added additional land which increased the units to 292. This amendment was also approved. At their meeting held on December 13, 2022, the Planning Commission held a public hearing where applicant returned to present an updated site plan and recommended approval with a vote of 6-0.

16. Consider approval of the preliminary plat for Viviano at Red Cliffs, a 25-lot residential subdivision located at the southeast corner of the intersection of 3000 East and Merrill Road.

BACKGROUND and RECOMMENDATION: The General Plan shows the current land use designations on this property as both MDR (Medium Density Residential) and LDR (Low Density Residential). The zoning on this property is PD-R (Planned Development Residential). The General Plan shows the current land use designations on this property as both MDR (Medium Density Residential) and LDR (Low Density Residential). The preliminary plat meets the requirements of the current general plan land use designation and zoning. The Planning Commission recommend approval.

17. Consider approval of an ordinance amending the City zoning map by amending the existing Snow Canyon Commercial Center PD-C (Planned Development Commercial) zone to allow development of a 3,500 sq. ft. retail building, including review of the site plan, layout, access, parking, elevations, colors, and materials on approximately 0.75 acres located at the southwest corner of Snow Canyon Parkway and 2000 North for a project to be known as Snow Canyon Commercial Center Pad A. Case No. 2022-ZCA-042

BACKGROUND and RECOMMENDATION: In December of 2018, the property was rezoned to PD-C (Planned Development Commercial) and a use list was approved for the development. At that time, no specific plans were reviewed and approved. In March of 2021, the site was revised to allow a grocery store on the site. As part of that approval, a pad site was shown on the plans with the intent to come back in the future for approval of that building. At their meeting held on November 15, 2022, the Planning Commission held a public hearing and recommended approval with a vote of 7-0.

18. Consider approval of the preliminary plat for Snow Canyon Commercial Subdivision Phase 2, a 2-lot commercial subdivision located at approximately 2000 North and Snow Canyon Parkway.

BACKGROUND and RECOMMENDATION: The current general plan land use designation for this property is Commercial and the current zoning on the property is Planned Development Commercial (PD-C). The preliminary plat meets both the current general plan land use designation and the zoning. At their meeting held on November 15, 2022, the Planning Commission recommended approval with a vote of 7-0.

19. Consider approval of an ordinance amending various sections of Title 10 of the St. George City Code as they relate to setbacks on alleyways, parking location requirements, and findings for parking deviations to be known as Parking and Setback regulation amendment. Case No. 2022-ZRA-006

BACKGROUND and RECOMMENDATION: Approximately a month ago some changes were made to the separation and setbacks sections throughout the city code. Since that time, staff met with City Council to discuss some concerns about setbacks along alleyways, parking standards in multi-family developments and parking for short-term rentals. At the meeting, staff was directed to look at some changes to the code that would address the concerns of the City Council. At their meeting held on December 13, 2022, the Planning Commission held a public hearing and recommended approval.

20. Appointments to Boards and Commissions of the City.

21. Reports and updates from the Mayor, Councilmembers, and City Manager.

22. 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

December 29, 2022
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.

Agenda Date: 01/05/2023 **Agenda Item Number:** 3a

Subject:

Consider approval to award bid to L&L Mechanical for the replacement of the HVAC system at the Water & Energy Administration Building.

Item at-a-glance:

Staff Contact: Scott Taylor

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

811 E Red Hills Parkway

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

Bids were received for the replacement of the HVAC system at the Water and Energy Administration Building. L&L Mechanical was the low bidder in the amount of $719,000.

Staff Narrative (need/purpose):

The existing HVAC system at the Water & Energy Administration building has failed. The existing system is unable to cool the building in the summer months and heat the building in the winter months to a comfortable temperature. The building and HVAC system is 15 year old and has struggled to function adequately soon after occupancy of the building. The contract will replace the existing system with a larger, more efficient system that is adequately sized for the facility.

Name of Legal Dept approver: Jami Brackin

Budget Impact:

Cost for the agenda item: $719,000

Amount approved in current FY budget for item: $500,000

If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:

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Description of funding source:

User rates

Recommendation (Include any conditions):

Staff recommends approval of the bid.

Agenda Date: 01/05/2023 **Agenda Item Number:** 3b

Subject:

Consider approval of the award of bid to Three Peaks Drilling for the concrete foundations Gap Canyon Parkway Transmission Line.

Item at-a-glance:

Staff Contact: Laurie Mangum

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

Gap Canyon Parkway and Sunbrook Drive

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

The transmission line will be installed along Gap Canyon Parkway from Aliente Drive to the new Canyon View Substation to feed the Divario and Sunbrook areas. Concrete foundations are being considered for the installation of transmission poles.

Staff Narrative (need/purpose):

The work on the foundation for this line needs to begin now ahead of the summer.

Name of Legal Dept approver: Alicia Carlton

Budget Impact:

Cost for the agenda item: $320,872.00 for foundations

Amount approved in current FY budget for item: $700,000.00 for Canyon View Transmission Line

If not approved in current FY budget or exceeds the budgeted amount, please explain

funding source:

The total cost for this project is expected to exceed the original budget by $500,000.00 due to rising costs of cement and steel. Staff anticipate savings in the Pineview Substation project included in the FY 2023 budget, as project delays will push this project into FY 2024. Unused funds from this project are recommended to be used to cover the cost overrun.

Description of funding source:

Unused funds will be utilized from the Pineview Substation project to cover the cost overrun for this project.

Recommendation (Include any conditions):

Staff recommends awarding bid to Three Peaks Drilling.

St.George
THE BRIGHTER SIDE

MEMORANDUM

TO: Laurie Mangum

FROM: Staff

DATE: 12-27-2022

RE: Foundation Construction – Gap Canyon Pkwy Transmission Line

On December 21, 2022, 5 bids for the Foundation Construction – Gap Canyon Pkwy Transmission Line were submitted and evaluated by staff. Attached, for your reference, is a bid evaluation spread sheet and the bids are summarized below.

#1 Three Peaks Drilling -	$ 320,872.00
#2 Most Wanted Drilling -	$ 343,500.00
#3 Hark Drilling -	$ 363,287.00
#4 Progressive Contracting -	$ 388,500.00
#5 Newton Construction -	$ 519,850.00

Staff recommends that the bid is awarded to Three Peaks Drilling in the amount of $320,872.00.

Foundation Construction
for Gap Canyon Pkwy Transmission Line
BID TABULATION 12-21-2022

BID SCHEDULE				Three Peaks Drilling		Most Wanted Drilling		Hark Drilling		Progressiv Contracting Inc.		Newton Construction	
ITEM #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
1	Mobilization	1	L.S.	$26,500.00	$26,500.00	$12,000.00	$12,000.00	$52,125.00	$52,125.00	$38,000.00	$38,000.00	$70,000.00	$70,000.00
2	Drill 9' deep x 36" diameter holes for Direct Embedded Poles CV10, CV11, CV12, CV13, and CV14	5	Each	$2,250.00	$11,250.00	$855.00	$4,275.00	$750.00	$3,750.00	$2,620.00	$13,100.00	$1,000.00	$5,000.00
3	Drill 14' deep x 36" diemeter holes for Direct Embedded Poles CV2 and CV15	2	Each	$2,250.00	$4,500.00	$1,330.00	$2,660.00	$1,000.00	$2,000.00	$2,620.00	$5,240.00	$1,250.00	$2,500.00
4	Drill 14' deep x 42" diameter holes for Direct Embedcded Poles CV9 and CV18	2	Each	$2,250.00	$4,500.00	$1,540.00	$3,080.00	$1,250.00	$2,500.00	$2,620.00	$5,240.00	$1,750.00	$3,500.00
5	Drill 14.5' deep x 42" diameter hole for CV17	1	Each	$2,250.00	$2,250.00	$1,595.00	$1,595.00	$1,312.00	$1,312.00	$2,620.00	$2,620.00	$1,850.00	$1,850.00
6	Furnish and Install Concrete Foundation for Pole CV1	1	Each	$24,780.00	$24,780.00	$27,182.00	$27,182.00	$27,300.00	$27,300.00	$29,000.00	$29,000.00	$34,500.00	$34,500.00
7	Furnish and Install Concrete Foundations for Poles CV3 and CV7	2	Each	$10,738.00	$21,476.00	$17,470.00	$34,940.00	$12,350.00	$24,700.00	$13,000.00	$26,000.00	$19,500.00	$39,000.00
8	Furnish and Install Concrete Foundations for Poles CV4, CV5, CV6 and CV8	4	Each	$15,576.00	$62,304.00	$20,591.00	$82,364.00	$17,225.00	$68,900.00	$19,000.00	$76,000.00	$26,000.00	$104,000.00
9	Furnish and Install Concrete Foundation for CV16	1	Each	$21,004.00	$21,004.00	$24,800.00	$24,800.00	$23,400.00	$23,400.00	$25,000.00	$25,000.00	$32,500.00	$32,500.00
10	Furnish and Install Concrete Foundation for Pole CV19	1	Each	$13,570.00	$13,570.00	$21,521.00	$21,521.00	$14,950.00	$14,950.00	$16,000.00	$16,000.00	$26,000.00	$26,000.00
11	Furnish and Install Concrete Foundation for Pole CV20	1	Each	$45,430.00	$45,430.00	$43,195.00	$43,195.00	$50,050.00	$50,050.00	$53,000.00	$53,000.00	$80,000.00	$80,000.00
12	Furnish and Install Concrete Foundation for Pole CV21	1	Each	$36,344.00	$36,344.00	$33,686.00	$33,686.00	$40,300.00	$40,300.00	$43,000.00	$43,000.00	$48,000.00	$48,000.00
13	Furnish and Install Concrete Foundations for Poles CV22 and CV23	2	Each	$23,482.00	$46,964.00	$26,101.00	$52,202.00	$26,000.00	$52,000.00	$28,000.00	$56,000.00	$36,500.00	$73,000.00
	TOTAL OF BID SCHEDULE				**$320,872.00**		**$343,500.00**		**$363,287.00**		**$388,200.00**		**$519,850.00**

Agenda Date: 01/05/2023 **Agenda Item Number:** 3c

Subject:

Consider approval to award bid to Feller Enterprises, LLC. for the construction of Fossil Falls Park.

Item at-a-glance:

Staff Contact: Joseph Nielson

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

390 N 3050 E

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

Fossil Falls Park is roughly an 11 acre site located along Dinosaur Crossing Drive near the Grayhawk Apartments and is designated as a community park in the city's master plan. Much of that acreage is within the floodway of the Virgin River and made up of long narrow strips along the roadways. We propose to only develop 4.5 acres for the park and leave the rest natural or for future phases. The site has been known for many years as Skimboard Park and has attracted many people because of its ideal conditions. Park Planning held a neighborhood meeting with the local residents and their input has been considered and resulted in the implementation of the sand volleyball courts and preserving the natural areas near the river. The project includes a restroom building, a plaza with raised concrete planters/seat walls, sand volleyball courts, chat plaza, large playground with swings and a custom concrete slide, shade for the playground, a small grass area and landscaped areas with an associated irrigation system. See attached site plan for park layout.

Staff Narrative (need/purpose):

Construction bids were opened on December 20th for Fossil Falls Park (22-054). The city received seven bids and the low/responsible bid is from Feller Enterprises, LLC. in the amount of 2,052,362.55. See attached recommendation letter and bid tab.

Name of Legal Dept approver: Ryan Dooley

Budget Impact:

Cost for the agenda item: $2,052,362.55

Amount approved in current FY budget for item: $2,850,000.

If not approved in current FY budget or exceeds the budgeted amount, please explain

funding source:

Amount approved in budget is $2,850,000 but there is roughly $960,000 encumbered for equipment, furnishings, consultant fees, etc.We will do a budget opening using Park Impact Funds from other projects to cover the additional costs of the project.

Description of funding source:

Park Impact

Recommendation (Include any conditions):

Approval.

CivilScience

3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
P | (801) 768-7200 | F | (801) 768-7201

1453 S. Dixie Drive, Ste. 150
St. George, UT 84770
P | (435) 986-0100

405 Main Street, Ste. 975
Salt Lake City, UT 84111
P | (801) 768-7200

December 22, 2022

St. George City
Park Planning Division
Attn: Joseph Nielson
390 North 3050 East

RE: Recommendation for Award of Bid
Fossil Falls Park, Bid Inquiry No. 22-054

Dear Mr. Nielson,

After reviewing the Bids received on December 20, 2022, for the **Fossil Falls Park** Project, Bid Inquiry No. 22-054, it was determined that **Feller Enterprises LLC** was the low responsible, responsive Bidder for the Project per the Information for Bidders form. We therefore recommend award of the Project to Feller Enterprises LLC in the amount of **$2,052,362.55**. This amount includes the Base Bid and Additive Alternate 1 (Playground Concrete Flatwork).

I have attached the Bid Tabulation and an evaluation of the Bidders' Documents.

Please let me know if you have any questions or concerns.

Respectfully,

Mark Goble, P.L.A.
Landscape Architect / Project Manager
Civil Science

CITY OF ST. GEORGE
FOSSIL FALLS PARK
Bid Inquiry No.: 22-054
Bid Opening Date:
December 20, 2022 @ 2:00 pm

BID TABULATION

BASE BID

ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	ENGINEERS ESTIMATE		FELLER ENTERPRISES		ROYAL T ENTERPRISES		PROGRESSIVE CONTRACTING, INC		WHITAKER CONSTRUCTION		JNJ ENGINEERING CONSTRUCITON		BH, INC		VANCON INC	
				UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT
1	MOBILIZATION & DEMOBILIZATION	1	LS	$ 127,300.00	$ 127,300.00	$ 75,000.00	$ 75,000.00	$ 100,000.00	$ 100,000.00	$ 129,920.00	$ 129,920.00	$ 176,000.00	$ 176,000.00	$ 182,000.00	$ 182,000.00	$ 17,184.34	$ 17,184.34	$ 162,586.00	$ 162,586.00
2	PROJECT SIGN & RECORD DOCUMENTS	1	LS	$ 5,000.00	$ 5,000.00	$ 733.65	$ 733.65	$ 5,000.00	$ 5,000.00	$ 1,044.00	$ 1,044.00	$ 1,850.00	$ 1,850.00	$ 1,490.00	$ 1,490.00	$ 5,812.35	$ 5,812.35	$ 2,500.00	$ 2,500.00
3	TRAFFIC CONTROL	1	LS	$ 10,000.00	$ 10,000.00	$ 10,132.39	$ 10,132.39	$ 5,000.00	$ 5,000.00	$ 8,120.00	$ 8,120.00	$ 11,100.00	$ 11,100.00	$ 7,900.00	$ 7,900.00	$ 6,065.06	$ 6,065.06	$ 7,500.00	$ 7,500.00
4	TEMPORARY CONTROLS & PERMITTING	1	LS	$ 10,000.00	$ 10,000.00	$ 3,599.80	$ 3,599.80	$ 20,000.00	$ 20,000.00	$ 7,891.12	$ 7,891.12	$ 14,800.00	$ 14,800.00	$ 12,780.00	$ 12,780.00	$ 18,700.60	$ 18,700.60	$ 9,000.00	$ 9,000.00
5	SELECTIVE SITE DEMOLITION	1	LS	$ 10,000.00	$ 10,000.00	$ 5,059.41	$ 5,059.41	$ 5,000.00	$ 5,000.00	$ 7,424.00	$ 7,424.00	$ 8,820.00	$ 8,820.00	$ 22,900.00	$ 22,900.00	$ 3,158.89	$ 3,158.89	$ 8,000.00	$ 8,000.00
6	CLEARING & GRUBBING	1	LS	$ 12,000.00	$ 12,000.00	$ 4,314.63	$ 4,314.63	$ 10,000.00	$ 10,000.00	$ 7,308.00	$ 7,308.00	$ 33,500.00	$ 33,500.00	$ 24,900.00	$ 24,900.00	$ 4.86	$ 4.86	$ 12,500.00	$ 12,500.00
7	PAVEMENT REMOVAL	6,306	SF	$ 1.25	$ 7,882.50	$ 0.86	$ 5,423.16	$ 1.00	$ 6,306.00	$ 1.55	$ 9,774.30	$ 0.90	$ 5,675.40	$ 2.20	$ 13,873.20	$ 0.38	$ 2,396.28	$ 2.00	$ 12,612.00
8	EXCAVATION (PLAN QTY)	3,275	CY	$ 15.00	$ 49,125.00	$ 2.98	$ 9,759.50	$ 20.00	$ 65,500.00	$ 15.95	$ 52,236.25	$ 16.00	$ 52,400.00	$ 13.20	$ 43,230.00	$ 6,317.77	$ 20,690,696.75	$ 10.00	$ 32,750.00
9	IMPORT FILL (PLAN QTY)	4,320	CY	$ 24.00	$ 103,680.00	$ 10.76	$ 46,483.20	$ 20.00	$ 86,400.00	$ 23.42	$ 101,174.40	$ 11.50	$ 49,680.00	$ 22.80	$ 98,496.00	$ 10.11	$ 43,675.20	$ 35.00	$ 151,200.00
10	2.5' CURB & GUTTER w/ BASE	620	LF	$ 35.00	$ 21,700.00	$ 40.35	$ 25,017.00	$ 40.00	$ 24,800.00	$ 43.17	$ 26,765.40	$ 30.00	$ 18,600.00	$ 38.20	$ 23,684.00	$ 18.95	$ 11,749.00	$ 50.00	$ 31,000.00
11	HOT MIX ASPHALT T-PATCH w/ BASE	3,441	SF	$ 5.00	$ 17,205.00	$ 6.93	$ 23,846.13	$ 5.00	$ 17,205.00	$ 5.51	$ 18,959.91	$ 4.60	$ 15,828.60	$ 5.30	$ 18,237.30	$ 55.39	$ 190,596.99	$ 7.00	$ 24,087.00
12	2.5" HMA w/ BASE - ROAD	9,930	SF	$ 5.00	$ 49,650.00	$ 4.48	$ 44,486.40	$ 3.70	$ 36,741.00	$ 4.21	$ 41,805.30	$ 3.30	$ 32,769.00	$ 5.20	$ 51,636.00	$ 3.85	$ 38,230.50	$ 4.00	$ 39,720.00
13	2.5" HMA w/ BASE - TRAIL	1,138	SF	$ 5.00	$ 5,690.00	$ 5.75	$ 6,543.50	$ 4.50	$ 5,121.00	$ 5.31	$ 6,042.78	$ 6.60	$ 7,510.80	$ 6.30	$ 7,169.40	$ 4.55	$ 5,177.90	$ 9.50	$ 10,811.00
14	4" CONCRETE SIDEWALK & FLATWORK w/ BASE	22,349	SF	$ 6.00	$ 134,094.00	$ 6.50	$ 145,268.50	$ 7.00	$ 156,443.00	$ 6.80	$ 151,973.20	$ 8.20	$ 183,261.80	$ 6.60	$ 147,503.40	$ 7.04	$ 157,336.96	$ 11.00	$ 245,839.00
15	STAMPED 4" CONCRETE w/ BASE	8,300	SF	$ 8.00	$ 66,400.00	$ 7.68	$ 63,744.00	$ 10.00	$ 83,000.00	$ 8.54	$ 70,882.00	$ 11.50	$ 95,450.00	$ 8.80	$ 73,040.00	$ 16.38	$ 135,954.00	$ 25.00	$ 207,500.00
16	STAMPED 5" REINFORCED CONCRETE w/ BASE (60' PAVILION)	2,663	SF	$ 13.00	$ 34,619.00	$ 12.95	$ 34,485.85	$ 14.00	$ 37,282.00	$ 13.37	$ 35,604.31	$ 17.50	$ 46,602.50	$ 12.90	$ 34,352.70	$ 9.75	$ 25,964.25	$ 27.00	$ 71,901.00
17	5" REINFORCED CONCRETE w/ BASE (36' PAVILION)	1,615	SF	$ 11.00	$ 17,765.00	$ 11.07	$ 17,878.05	$ 13.00	$ 20,995.00	$ 11.51	$ 18,588.65	$ 16.00	$ 25,840.00	$ 13.70	$ 22,125.50	$ 13.99	$ 22,593.85	$ 15.00	$ 24,225.00
18	PLAZA STEPS	150	LF	$ 120.00	$ 18,000.00	$ 111.82	$ 16,773.00	$ 200.00	$ 30,000.00	$ 326.25	$ 48,937.50	$ 180.00	$ 27,000.00	$ 136.00	$ 20,400.00	$ 146.62	$ 21,993.00	$ 150.00	$ 22,500.00
19	PLAZA CONCRETE SEAT WALL	49	LF	$ 350.00	$ 17,150.00	$ 393.33	$ 19,273.17	$ 250.00	$ 12,250.00	$ 234.83	$ 11,506.67	$ 140.00	$ 6,860.00	$ 280.00	$ 13,720.00	$ 562.95	$ 27,584.55	$ 400.00	$ 19,600.00
20	PEDESTRIAN RAMP w/ BASE	4	EA	$ 5,800.00	$ 23,200.00	$ 2,158.76	$ 8,635.04	$ 2,500.00	$ 10,000.00	$ 476.10	$ 1,904.40	$ 3,380.00	$ 13,520.00	$ 2,556.00	$ 10,224.00	$ 14,773.31	$ 59,093.24	$ 3,000.00	$ 12,000.00
21	6' CONCRETE CROSS GUTTER w/ BASE	1	EA	$ 6,500.00	$ 6,500.00	$ 12,045.80	$ 12,045.80	$ 10,000.00	$ 10,000.00	$ 9,461.25	$ 9,461.25	$ 9,080.00	$ 9,080.00	$ 9,960.00	$ 9,960.00	$ 3,190.91	$ 3,190.91	$ 13,000.00	$ 13,000.00
22	6' CONCRETE STAIRWAY w/ HANDRAIL & BASE	97	LF	$ 300.00	$ 29,100.00	$ 671.93	$ 65,177.21	$ 400.00	$ 38,800.00	$ 413.76	$ 40,134.72	$ 765.00	$ 74,205.00	$ 360.00	$ 34,920.00	$ 645.87	$ 62,649.39	$ 600.00	$ 58,200.00
23	SLIDE AREA BOULDERS	1	LS	$ 25,000.00	$ 25,000.00	$ 15,004.38	$ 15,004.38	$ 50,000.00	$ 50,000.00	$ 35,525.00	$ 35,525.00	$ 43,100.00	$ 43,100.00	$ 22,990.00	$ 22,990.00	$ 48,015.06	$ 48,015.06	$ 45,000.00	$ 45,000.00
24	FIELD DRAIN INLET RISER	6	EA	$ 350.00	$ 2,100.00	$ 1,149.02	$ 6,894.12	$ 1,000.00	$ 6,000.00	$ 943.95	$ 5,663.70	$ 1,130.00	$ 6,780.00	$ 980.00	$ 5,880.00	$ 1,263.55	$ 7,581.30	$ 400.00	$ 2,400.00
25	6" HDPE DRAIN PIPE	625	LF	$ 40.00	$ 25,000.00	$ 37.60	$ 23,500.00	$ 50.00	$ 31,250.00	$ 33.87	$ 21,168.75	$ 37.50	$ 23,437.50	$ 36.20	$ 22,625.00	$ 56.86	$ 35,537.50	$ 20.00	$ 12,500.00
26	3/4" WATER SERVICE LINE & TAP	112	LF	$ 40.00	$ 4,480.00	$ 40.02	$ 4,482.24	$ 50.00	$ 5,600.00	$ 32.22	$ 3,608.64	$ 59.00	$ 6,608.00	$ 38.00	$ 4,256.00	$ 94.77	$ 10,614.24	$ 30.00	$ 3,360.00
27	3/4" METER, SETTER, & BOX	1	EA	$ 3,500.00	$ 3,500.00	$ 2,429.09	$ 2,429.09	$ 2,000.00	$ 2,000.00	$ 2,918.12	$ 2,918.12	$ 1,950.00	$ 1,950.00	$ 2,440.00	$ 2,440.00	$ 1,895.33	$ 1,895.33	$ 2,000.00	$ 2,000.00
28	4" SEWER SERVICE CONNECTION	1	EA	$ 2,000.00	$ 2,000.00	$ 1,856.79	$ 1,856.79	$ 3,500.00	$ 3,500.00	$ 1,628.66	$ 1,628.66	$ 1,130.00	$ 1,130.00	$ 3,400.00	$ 3,400.00	$ 1,516.26	$ 1,516.26	$ 1,200.00	$ 1,200.00
29	4" PVC SEWER LATERAL	281	LF	$ 50.00	$ 14,050.00	$ 33.62	$ 9,447.22	$ 50.00	$ 14,050.00	$ 23.05	$ 6,477.05	$ 38.50	$ 10,818.50	$ 34.00	$ 9,554.00	$ 56.86	$ 15,977.66	$ 50.00	$ 14,050.00
30	SEWER CLEANOUT	2	EA	$ 1,000.00	$ 2,000.00	$ 1,331.47	$ 2,662.94	$ 1,200.00	$ 2,400.00	$ 800.62	$ 1,601.24	$ 1,040.00	$ 2,080.00	$ 1,350.00	$ 2,700.00	$ 315.89	$ 631.78	$ 800.00	$ 1,600.00
31	2" IRRIGATION METER, SETTER, & BOX	1	EA	$ 7,000.00	$ 7,000.00	$ 7,430.59	$ 7,430.59	$ 4,000.00	$ 4,000.00	$ 6,843.98	$ 6,843.98	$ 4,610.00	$ 4,610.00	$ 5,500.00	$ 5,500.00	$ 4,548.79	$ 4,548.79	$ 6,000.00	$ 6,000.00
32	2" PVC IRRIGATION SERVICE CONNECTION	25	LF	$ 35.00	$ 875.00	$ 66.90	$ 1,672.50	$ 25.00	$ 625.00	$ 68.31	$ 1,707.75	$ 73.00	$ 1,825.00	$ 70.00	$ 1,750.00	$ 69.50	$ 1,737.50	$ 150.00	$ 3,750.00
33	8" PVC C900 IRRIGATION LINE	1,095	LF	$ 35.00	$ 38,325.00	$ 72.67	$ 79,573.65	$ 50.00	$ 54,750.00	$ 66.14	$ 72,423.30	$ 60.50	$ 66,247.50	$ 72.00	$ 78,840.00	$ 88.45	$ 96,852.75	$ 80.00	$ 87,600.00
34	IRRIGATION LINE CONNECTION & TIE-IN	1	LS	$ 6,500.00	$ 6,500.00	$ 8,384.39	$ 8,384.39	$ 3,500.00	$ 3,500.00	$ 5,313.58	$ 5,313.58	$ 4,720.00	$ 4,720.00	$ 6,820.00	$ 6,820.00	$ 2,527.11	$ 2,527.11	$ 4,000.00	$ 4,000.00
35	8" GATE VALVE	1	EA	$ 4,200.00	$ 4,200.00	$ 4,535.84	$ 4,535.84	$ 3,500.00	$ 3,500.00	$ 4,441.69	$ 4,441.69	$ 4,680.00	$ 4,680.00	$ 3,825.00	$ 3,825.00	$ 4,422.44	$ 4,422.44	$ 4,000.00	$ 4,000.00
36	RECONSTRUCT AIR VAC	1	LS	$ 10,000.00	$ 10,000.00	$ 12,221.71	$ 12,221.71	$ 3,500.00	$ 3,500.00	$ 9,412.95	$ 9,412.95	$ 6,820.00	$ 6,820.00	$ 7,290.00	$ 7,290.00	$ 3,158.89	$ 3,158.89	$ 7,500.00	$ 7,500.00
37	RECONSTRUCT SEWER MANHOLE	2	EA	$ 2,500.00	$ 5,000.00	$ 4,696.89	$ 9,393.78	$ 3,500.00	$ 7,000.00	$ 5,365.00	$ 10,730.00	$ 2,890.00	$ 5,780.00	$ 4,200.00	$ 8,400.00	$ 8,213.10	$ 16,426.20	$ 5,000.00	$ 10,000.00
38	SITE ELECTRICAL	1	LS	$ 65,000.00	$ 65,000.00	$ 51,791.99	$ 51,791.99	$ 48,000.00	$ 48,000.00	$ 50,399.68	$ 50,399.68	$ 49,300.00	$ 49,300.00	$ 54,500.00	$ 54,500.00	$ 54,898.90	$ 54,898.90	$ 55,000.00	$ 55,000.00
39	PARKING LOT LIGHT	1	EA	$ 15,000.00	$ 15,000.00	$ 6,745.78	$ 6,745.78	$ 6,300.00	$ 6,300.00	$ 6,564.44	$ 6,564.44	$ 6,420.00	$ 6,420.00	$ 7,390.00	$ 7,390.00	$ 7,150.45	$ 7,150.45	$ 7,000.00	$ 7,000.00
40	TRAIL LIGHT	4	EA	$ 12,000.00	$ 48,000.00	$ 7,652.93	$ 30,611.72	$ 7,000.00	$ 28,000.00	$ 7,447.20	$ 29,788.80	$ 7,290.00	$ 29,160.00	$ 7,450.00	$ 29,800.00	$ 8,112.02	$ 32,448.08	$ 8,000.00	$ 32,000.00
41	18" CONCRETE SAND VOLLEYBALL SEAT WALL	55	LF	$ 200.00	$ 11,000.00	$ 533.05	$ 29,317.75	$ 300.00	$ 16,500.00	$ 317.62	$ 17,469.10	$ 10.00	$ 550.00	$ 298.20	$ 16,401.00	$ 729.06	$ 40,098.30	$ 325.00	$ 17,875.00
42	18" CONCRETE PLANTER SEAT WALL	312	LF	$ 200.00	$ 62,400.00	$ 177.96	$ 55,523.52	$ 250.00	$ 78,000.00	$ 162.18	$ 50,600.16	$ 4.70	$ 1,466.40	$ 288.00	$ 89,856.00	$ 216.41	$ 67,519.92	$ 225.00	$ 70,200.00
43	6"X6" LANDSCAPE CURB	715	LF	$ 20.00	$ 14,300.00	$ 21.33	$ 15,250.95	$ 12.00	$ 8,580.00	$ 11.37	$ 8,129.55	$ 11.00	$ 7,865.00	$ 12.60	$ 9,009.00	$ 22.49	$ 16,080.35	$ 13.00	$ 9,295.00
44	4' AND LOWER ROCK WALL	802	SF	$ 30.00	$ 24,060.00	$ 30.50	$ 24,461.00	$ 70.00	$ 56,140.00	$ 78.01	$ 62,564.02	$ 85.00	$ 68,170.00	$ 41.00	$ 32,882.00	$ 94.77	$ 76,005.54	$ 95.00	$ 76,190.00
45	4' AND LOWER ROCK WALL (SAND VOLLEYBALL)	370	SF	$ 25.00	$ 9,250.00	$ 29.41	$ 10,881.70	$ 90.00	$ 33,300.00	$ 78.01	$ 28,863.70	$ 85.00	$ 31,450.00	$ 41.00	$ 15,170.00	$ 94.77	$ 35,064.90	$ 95.00	$ 35,150.00

ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	ENGINEERS ESTIMATE		FELLER ENTERPRISES		ROYAL T ENTERPRISES		PROGRESSIVE CONTRACTING, INC		WHITAKER CONSTRUCTION		JNJ ENGINEERING CONSTRUCITON		BH, INC		VANCON INC	
				UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT
46	4'-6' ROCK WALL	792	SF	$ 40.00	$ 31,680.00	$ 30.81	$ 24,401.52	$ 90.00	$ 71,280.00	$ 101.21	$ 80,158.32	$ 110.00	$ 87,120.00	$ 48.00	$ 38,016.00	$ 123.83	$ 98,073.36	$ 125.00	$ 99,000.00
47	PAVEMENT MARKING PAINT	1	LS	$ 3,000.00	$ 3,000.00	$ 733.65	$ 733.65	$ 2,000.00	$ 2,000.00	$ 580.00	$ 580.00	$ 910.00	$ 910.00	$ 1,900.00	$ 1,900.00	$ 404.34	$ 404.34	$ 1,200.00	$ 1,200.00
48	ADA ACCESSIBLE PARKING SIGN	2	EA	$ 1,000.00	$ 2,000.00	$ 469.54	$ 939.08	$ 500.00	$ 1,000.00	$ 371.20	$ 742.40	$ 360.00	$ 720.00	$ 675.00	$ 1,350.00	$ 631.78	$ 1,263.56	$ 375.00	$ 750.00
49	TRAIL SIGN REMOVAL & RELOCATION	7	EA	$ 800.00	$ 5,600.00	$ 469.54	$ 3,286.78	$ 500.00	$ 3,500.00	$ 232.00	$ 1,624.00	$ 115.00	$ 805.00	$ 648.00	$ 4,536.00	$ 126.36	$ 884.52	$ 125.00	$ 875.00
50	RESTROOM BUILDING	1	LS	$ 240,000.00	$ 240,000.00	$ 302,927.31	$ 302,927.31	$ 270,000.00	$ 270,000.00	$ 314,589.04	$ 314,589.04	$ 297,500.00	$ 297,500.00	$ 289,600.00	$ 289,600.00	$ 327,056.33	$ 327,056.33	$ 378,000.00	$ 378,000.00
51	36' PAVILION FOOTINGS	1	LS	$ 20,000.00	$ 20,000.00	$ 27,804.46	$ 27,804.46	$ 27,000.00	$ 27,000.00	$ 9,301.17	$ 9,301.17	$ 7,950.00	$ 7,950.00	$ 24,300.00	$ 24,300.00	$ 29,472.40	$ 29,472.40	$ 7,000.00	$ 7,000.00
52	60' PAVILION FOOTINGS	1	LS	$ 30,000.00	$ 30,000.00	$ 27,804.46	$ 27,804.46	$ 27,000.00	$ 27,000.00	$ 10,461.17	$ 10,461.17	$ 11,400.00	$ 11,400.00	$ 28,900.00	$ 28,900.00	$ 29,472.40	$ 29,472.40	$ 10,000.00	$ 10,000.00
53	PAVILION LIGHTS & OUTLETS	1	LS	$ 10,000.00	$ 10,000.00	$ 1,764.75	$ 1,764.75	$ 2,000.00	$ 2,000.00	$ 3,480.00	$ 3,480.00	$ 1,700.00	$ 1,700.00	$ 5,975.00	$ 5,975.00	$ 1,895.33	$ 1,895.33	$ 1,600.00	$ 1,600.00
54	SAND VOLLEYBALL COURT LIGHTING	2	EA	$ 12,000.00	$ 24,000.00	$ 6,131.88	$ 12,263.76	$ 6,000.00	$ 12,000.00	$ 5,967.04	$ 11,934.08	$ 5,840.00	$ 11,680.00	$ 7,242.00	$ 14,484.00	$ 6,499.73	$ 12,999.46	$ 6,000.00	$ 12,000.00
55	SAND VOLLEYBALL SAND	9,626	SF	$ 6.00	$ 57,756.00	$ 5.85	$ 56,312.10	$ 4.00	$ 38,504.00	$ 4.27	$ 41,103.02	$ 6.00	$ 57,756.00	$ 5.50	$ 52,943.00	$ 4.11	$ 39,562.86	$ 4.00	$ 38,504.00
56	SAND VOLLEYBALL POSTS, NETS, SLEEVES, & ANCHORS	1	LS	$ 7,500.00	$ 7,500.00	$ 10,147.48	$ 10,147.48	$ 10,000.00	$ 10,000.00	$ 10,440.00	$ 10,440.00	$ 2,270.00	$ 2,270.00	$ 9,727.20	$ 9,727.20	$ 10,108.43	$ 10,108.43	$ 13,000.00	$ 13,000.00
57	VOLLEYBALL DRAIN	220	LF	$ 30.00	$ 6,600.00	$ 36.40	$ 8,008.00	$ 50.00	$ 11,000.00	$ 46.40	$ 10,208.00	$ 40.50	$ 8,910.00	$ 34.10	$ 7,502.00	$ 56.86	$ 12,509.20	$ 20.00	$ 4,400.00
58	TRAIL BOLLARD (INSTALL ONLY)	4	EA	$ 1,000.00	$ 4,000.00	$ 1,189.43	$ 4,757.72	$ 1,000.00	$ 4,000.00	$ 1,044.00	$ 4,176.00	$ 300.00	$ 1,200.00	$ 468.00	$ 1,872.00	$ 1,263.56	$ 5,054.24	$ 500.00	$ 2,000.00
59	CONCRETE SLIDE	31	CY	$ 1,400.00	$ 43,400.00	$ 1,031.95	$ 31,990.45	$ 1,000.00	$ 31,000.00	$ 2,624.50	$ 81,359.50	$ 1,740.00	$ 53,940.00	$ 1,920.00	$ 59,520.00	$ 1,668.88	$ 51,735.28	$ 1,500.00	$ 46,500.00
60	TRAIL STOP SIGN (18"x18")	2	EA	$ 500.00	$ 1,000.00	$ 586.91	$ 1,173.82	$ 500.00	$ 1,000.00	$ 290.00	$ 580.00	$ 395.00	$ 790.00	$ 390.00	$ 780.00	$ 442.25	$ 884.50	$ 425.00	$ 850.00
61	STOP SIGN (30"x30")	2	EA	$ 500.00	$ 1,000.00	$ 586.91	$ 1,173.82	$ 500.00	$ 1,000.00	$ 290.00	$ 580.00	$ 570.00	$ 1,140.00	$ 390.00	$ 780.00	$ 315.89	$ 631.78	$ 600.00	$ 1,200.00
62	TURF GRASS SOD - DESERT BERMUDA (HYBRID BERMUDA)	44,400	SF	$ 1.00	$ 44,400.00	$ 1.10	$ 48,840.00	$ 1.05	$ 46,620.00	$ 1.07	$ 47,508.00	$ 1.10	$ 48,840.00	$ 1.25	$ 55,500.00	$ 1.20	$ 53,280.00	$ 1.00	$ 44,400.00
63	1 GAL - FIRECRACKER PENSTEMON	46	EA	$ 15.00	$ 690.00	$ 14.30	$ 657.80	$ 13.20	$ 607.20	$ 13.56	$ 623.76	$ 13.50	$ 621.00	$ 14.90	$ 685.40	$ 15.16	$ 697.36	$ 15.00	$ 690.00
64	1 GAL - KARL FORESTER GRASS	185	EA	$ 15.00	$ 2,775.00	$ 14.30	$ 2,645.50	$ 13.20	$ 2,442.00	$ 13.56	$ 2,508.60	$ 13.50	$ 2,497.50	$ 14.90	$ 2,756.50	$ 15.16	$ 2,804.60	$ 15.00	$ 2,775.00
65	1 GAL - PERKY SUE	128	EA	$ 15.00	$ 1,920.00	$ 14.30	$ 1,830.40	$ 13.20	$ 1,689.60	$ 13.56	$ 1,735.68	$ 13.50	$ 1,728.00	$ 14.90	$ 1,907.20	$ 15.16	$ 1,940.48	$ 15.00	$ 1,920.00
66	1 GAL - PINK GLOBE MALLOW	34	EA	$ 15.00	$ 510.00	$ 14.30	$ 486.20	$ 13.20	$ 448.80	$ 13.56	$ 461.04	$ 13.50	$ 459.00	$ 14.90	$ 506.60	$ 15.16	$ 515.44	$ 15.00	$ 510.00
67	1 GAL - PROSTRATE GERMANDER	57	EA	$ 15.00	$ 855.00	$ 14.30	$ 815.10	$ 13.20	$ 752.40	$ 13.56	$ 772.92	$ 13.50	$ 769.50	$ 14.90	$ 849.30	$ 15.16	$ 864.12	$ 15.00	$ 855.00
68	1 GAL - REGAL MIST MUHLY GRASS	172	EA	$ 15.00	$ 2,580.00	$ 14.30	$ 2,459.60	$ 13.20	$ 2,270.40	$ 13.56	$ 2,332.32	$ 13.50	$ 2,322.00	$ 14.90	$ 2,562.80	$ 15.16	$ 2,607.52	$ 15.00	$ 2,580.00
69	1 GAL - RUSSIAN SAGE	121	EA	$ 15.00	$ 1,815.00	$ 23.84	$ 2,884.64	$ 22.00	$ 2,662.00	$ 22.60	$ 2,734.60	$ 22.50	$ 2,722.50	$ 23.40	$ 2,831.40	$ 25.27	$ 3,057.67	$ 25.00	$ 3,025.00
70	1 GAL - SKELETON-LEAF GOLDENEYE	60	EA	$ 15.00	$ 900.00	$ 14.30	$ 858.00	$ 13.20	$ 792.00	$ 13.56	$ 813.60	$ 13.50	$ 810.00	$ 14.90	$ 894.00	$ 15.16	$ 909.60	$ 15.00	$ 900.00
71	1 GAL - WHITE CLOUD MUHLY GRASS	176	EA	$ 15.00	$ 2,640.00	$ 14.30	$ 2,516.80	$ 13.20	$ 2,323.20	$ 13.56	$ 2,386.56	$ 13.50	$ 2,376.00	$ 14.90	$ 2,622.40	$ 15.16	$ 2,668.16	$ 15.00	$ 2,640.00
72	3 GAL - CLARET CUP CACTUS	16	EA	$ 30.00	$ 480.00	$ 41.72	$ 667.52	$ 38.50	$ 616.00	$ 39.55	$ 632.80	$ 39.50	$ 632.00	$ 40.50	$ 648.00	$ 44.22	$ 707.52	$ 40.00	$ 640.00
73	5 GAL - BLUE YUCCA	16	EA	$ 50.00	$ 800.00	$ 35.84	$ 573.44	$ 38.50	$ 616.00	$ 39.55	$ 632.80	$ 39.50	$ 632.00	$ 40.50	$ 648.00	$ 44.22	$ 707.52	$ 40.00	$ 640.00
74	5 GAL - DWARF MYRTLE	59	EA	$ 30.00	$ 1,770.00	$ 28.61	$ 1,687.99	$ 26.40	$ 1,557.60	$ 27.12	$ 1,600.08	$ 27.00	$ 1,593.00	$ 29.80	$ 1,758.20	$ 30.33	$ 1,789.47	$ 30.00	$ 1,770.00
75	5 GAL - DWARF RED OLEANDER	56	EA	$ 30.00	$ 1,680.00	$ 28.61	$ 1,602.16	$ 26.40	$ 1,478.40	$ 27.12	$ 1,518.72	$ 270.00	$ 15,120.00	$ 29.80	$ 1,668.80	$ 30.33	$ 1,698.48	$ 30.00	$ 1,680.00
76	5 GAL - DWARF YAUPON HOLLY	51	EA	$ 30.00	$ 1,530.00	$ 28.61	$ 1,459.11	$ 26.40	$ 1,346.40	$ 27.12	$ 1,383.12	$ 27.00	$ 1,377.00	$ 29.80	$ 1,519.80	$ 30.33	$ 1,546.83	$ 30.00	$ 1,530.00
77	5 GAL - FIRE BARREL CACTUS	19	EA	$ 40.00	$ 760.00	$ 41.72	$ 792.68	$ 38.50	$ 731.50	$ 39.55	$ 751.45	$ 39.50	$ 750.50	$ 41.50	$ 788.50	$ 44.22	$ 840.18	$ 40.00	$ 760.00
78	5 GAL - GRASSTREE	33	EA	$ 40.00	$ 1,320.00	$ 35.76	$ 1,180.08	$ 33.00	$ 1,089.00	$ 33.90	$ 1,118.70	$ 34.00	$ 1,122.00	$ 37.30	$ 1,230.90	$ 37.91	$ 1,251.03	$ 35.00	$ 1,155.00
79	5 GAL - GRAY DESERT SPOON	10	EA	$ 30.00	$ 300.00	$ 35.76	$ 357.60	$ 33.00	$ 330.00	$ 33.90	$ 339.00	$ 34.00	$ 340.00	$ 37.30	$ 373.00	$ 37.91	$ 379.10	$ 35.00	$ 350.00
80	5 GAL - GREEN CLOUD TEXAS SAGE	71	EA	$ 30.00	$ 2,130.00	$ 28.61	$ 2,031.31	$ 26.40	$ 1,874.40	$ 27.12	$ 1,925.52	$ 27.00	$ 1,917.00	$ 29.80	$ 2,115.80	$ 30.33	$ 2,153.43	$ 30.00	$ 2,130.00
81	5 GAL - INDIAN FIG CACTUS	11	EA	$ 50.00	$ 550.00	$ 35.84	$ 394.24	$ 38.50	$ 423.50	$ 39.55	$ 435.05	$ 39.50	$ 434.50	$ 41.50	$ 456.50	$ 30.33	$ 333.63	$ 40.00	$ 440.00
82	5 GAL - MAYAN BLUE MEXICAN PETUNIA	30	EA	$ 30.00	$ 900.00	$ 28.61	$ 858.30	$ 26.40	$ 792.00	$ 27.12	$ 813.60	$ 27.00	$ 810.00	$ 29.80	$ 894.00	$ 44.22	$ 1,326.60	$ 30.00	$ 900.00
83	5 GAL - RED FOUNTAIN GRASS	24	EA	$ 30.00	$ 720.00	$ 28.61	$ 686.64	$ 26.40	$ 633.60	$ 27.12	$ 650.88	$ 27.00	$ 648.00	$ 29.80	$ 715.20	$ 30.33	$ 727.92	$ 30.00	$ 720.00
84	5 GAL - RED YUCCA	50	EA	$ 30.00	$ 1,500.00	$ 28.61	$ 1,430.50	$ 26.40	$ 1,320.00	$ 27.12	$ 1,356.00	$ 27.00	$ 1,350.00	$ 29.80	$ 1,490.00	$ 30.33	$ 1,516.50	$ 30.00	$ 1,500.00
85	5 GAL - SPANISH BROOM	6	EA	$ 30.00	$ 180.00	$ 28.61	$ 171.66	$ 26.40	$ 158.40	$ 27.12	$ 162.72	$ 27.00	$ 162.00	$ 29.80	$ 178.80	$ 30.33	$ 181.98	$ 30.00	$ 180.00
86	5 GAL - TUSCAN BLUE ROSEMARY	10	EA	$ 30.00	$ 300.00	$ 28.61	$ 286.10	$ 26.40	$ 264.00	$ 27.12	$ 271.20	$ 27.00	$ 270.00	$ 29.80	$ 298.00	$ 37.91	$ 379.10	$ 30.00	$ 300.00
87	5 GAL - WEEPING YUCCA	42	EA	$ 30.00	$ 1,260.00	$ 35.76	$ 1,501.92	$ 33.00	$ 1,386.00	$ 33.90	$ 1,423.80	$ 34.00	$ 1,428.00	$ 36.20	$ 1,520.40	$ 30.33	$ 1,273.86	$ 35.00	$ 1,470.00
88	15 GAL - BURGUNDY LACE DESERT WILLOW (MULTI)	28	EA	$ 150.00	$ 4,200.00	$ 197.00	$ 5,516.00	$ 203.50	$ 5,698.00	$ 209.05	$ 5,853.40	$ 210.00	$ 5,880.00	$ 223.70	$ 6,263.60	$ 233.76	$ 6,545.28	$ 225.00	$ 6,300.00
89	15 GAL - CHASTE TREE (MULTI)	16	EA	$ 150.00	$ 2,400.00	$ 197.00	$ 3,152.00	$ 203.50	$ 3,256.00	$ 209.05	$ 3,344.80	$ 210.00	$ 3,360.00	$ 223.70	$ 3,579.20	$ 233.76	$ 3,740.16	$ 225.00	$ 3,600.00
90	15 GAL - GIANT HESPERALOE	15	EA	$ 100.00	$ 1,500.00	$ 195.44	$ 2,931.60	$ 93.50	$ 1,402.50	$ 96.05	$ 1,440.75	$ 96.50	$ 1,447.50	$ 170.00	$ 2,550.00	$ 107.40	$ 1,611.00	$ 100.00	$ 1,500.00
91	15 GAL - WILSON OLIVE (MULTI)	8	EA	$ 150.00	$ 1,200.00	$ 197.00	$ 1,576.00	$ 203.50	$ 1,628.00	$ 209.05	$ 1,672.40	$ 210.00	$ 1,680.00	$ 223.70	$ 1,789.60	$ 233.76	$ 1,870.08	$ 225.00	$ 1,800.00
92	24" BOX - HACKBERRY (STD)	3	EA	$ 400.00	$ 1,200.00	$ 405.30	$ 1,215.90	$ 374.00	$ 1,122.00	$ 384.20	$ 1,152.60	$ 385.00	$ 1,155.00	$ 383.40	$ 1,150.20	$ 429.61	$ 1,288.83	$ 425.00	$ 1,275.00
93	24" BOX - LACEBARK ELM (STD)	12	EA	$ 400.00	$ 4,800.00	$ 405.30	$ 4,863.60	$ 374.00	$ 4,488.00	$ 384.20	$ 4,610.40	$ 385.00	$ 4,620.00	$ 282.00	$ 3,384.00	$ 429.61	$ 5,155.32	$ 425.00	$ 5,100.00
94	24" BOX - MAVERICK MESQUITE (MULTI)	20	EA	$ 400.00	$ 8,000.00	$ 405.30	$ 8,106.00	$ 374.00	$ 7,480.00	$ 384.20	$ 7,684.00	$ 385.00	$ 7,700.00	$ 383.40	$ 7,668.00	$ 429.61	$ 8,592.20	$ 425.00	$ 8,500.00

ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	ENGINEERS ESTIMATE		FELLER ENTERPRISES		ROYAL T ENTERPRISES		PROGRESSIVE CONTRACTING, INC		WHITAKER CONSTRUCTION		JNJ ENGINEERING CONSTRUCITON		BH, INC		VANCON INC	
				UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT
95	24" BOX - MEDITERRANEAN FAN PALM	12	EA	$ 400.00	$ 4,800.00	$ 405.30	$ 4,863.60	$ 374.00	$ 4,488.00	$ 384.20	$ 4,610.40	$ 385.00	$ 4,620.00	$ 383.40	$ 4,600.80	$ 429.61	$ 5,155.32	$ 425.00	$ 5,100.00
96	24" BOX - MEXICAN REDBUD (MULTI)	3	EA	$ 400.00	$ 1,200.00	$ 405.30	$ 1,215.90	$ 374.00	$ 1,122.00	$ 384.20	$ 1,152.60	$ 385.00	$ 1,155.00	$ 383.40	$ 1,150.20	$ 429.61	$ 1,288.83	$ 425.00	$ 1,275.00
97	24" BOX - MEXICAN SYCAMORE (STD)	14	EA	$ 400.00	$ 5,600.00	$ 405.30	$ 5,674.20	$ 374.00	$ 5,236.00	$ 384.20	$ 5,378.80	$ 385.00	$ 5,390.00	$ 383.40	$ 5,367.60	$ 429.61	$ 6,014.54	$ 425.00	$ 5,950.00
98	24" BOX - MIMOSA SILKTREE (STD)	6	EA	$ 400.00	$ 2,400.00	$ 405.30	$ 2,431.80	$ 374.00	$ 2,244.00	$ 384.20	$ 2,305.20	$ 385.00	$ 2,310.00	$ 383.40	$ 2,300.40	$ 429.61	$ 2,577.66	$ 425.00	$ 2,550.00
99	24" BOX - RED PUSH CHINESE PISTACHE (STD)	20	EA	$ 400.00	$ 8,000.00	$ 405.30	$ 8,106.00	$ 374.00	$ 7,480.00	$ 384.20	$ 7,684.00	$ 385.00	$ 7,700.00	$ 383.40	$ 7,668.00	$ 429.61	$ 8,592.20	$ 425.00	$ 8,500.00
100	24" BOX - RED ROCK OAK (STD)	16	EA	$ 400.00	$ 6,400.00	$ 405.30	$ 6,484.80	$ 374.00	$ 5,984.00	$ 384.20	$ 6,147.20	$ 385.00	$ 6,160.00	$ 383.40	$ 6,134.40	$ 429.61	$ 6,873.76	$ 425.00	$ 6,800.00
101	24" BOX - SOUTHERN LIVE OAK (STD)	12	EA	$ 400.00	$ 4,800.00	$ 405.30	$ 4,863.60	$ 374.00	$ 4,488.00	$ 384.20	$ 4,610.40	$ 385.00	$ 4,620.00	$ 383.40	$ 4,600.80	$ 429.61	$ 5,155.32	$ 425.00	$ 5,100.00
102	6' TO 8' WASHINGTONIA X FILIBUSTA - HYBRID FAN PALM	11	EA	$ 1,000.00	$ 11,000.00	$ 1,072.45	$ 11,796.95	$ 962.50	$ 10,587.50	$ 988.75	$ 10,876.25	$ 995.00	$ 10,945.00	$ 1,035.00	$ 11,385.00	$ 1,105.61	$ 12,161.71	$ 1,000.00	$ 11,000.00
103	4' - 6' DIAMETER LANDSAPE BOULDERS	112	EA	$ 50.00	$ 5,600.00	$ 154.97	$ 17,356.64	$ 143.00	$ 16,016.00	$ 146.90	$ 16,452.80	$ 150.00	$ 16,800.00	$ 172.00	$ 19,264.00	$ 164.26	$ 18,397.12	$ 150.00	$ 16,800.00
104	2' - 3' DIAMETER LANDSCAPE BOULDERS	156	EA	$ 35.00	$ 5,460.00	$ 125.16	$ 19,524.96	$ 115.50	$ 18,018.00	$ 118.65	$ 18,509.40	$ 120.00	$ 18,720.00	$ 156.00	$ 24,336.00	$ 132.67	$ 20,696.52	$ 115.00	$ 17,940.00
105	FLAGSTONE PATH - COLOR: RED SANDSTONE	1,600	SF	$ 4.00	$ 6,400.00	$ 7.75	$ 12,400.00	$ 7.15	$ 11,440.00	$ 7.35	$ 11,760.00	$ 7.40	$ 11,840.00	$ 11.60	$ 18,560.00	$ 8.21	$ 13,136.00	$ 8.00	$ 12,800.00
106	3" - 5" COBBLE - MOJAVE GOLD	235	CY	$ 100.00	$ 23,500.00	$ 83.41	$ 19,601.35	$ 74.80	$ 17,578.00	$ 76.84	$ 18,057.40	$ 77.00	$ 18,095.00	$ 79.00	$ 18,565.00	$ 78.34	$ 18,409.90	$ 75.00	$ 17,625.00
107	1/4" MINUS PLAZA CHAT - APACHE GOLD, COMPACTED 12" THICK	202	CY	$ 95.00	$ 19,190.00	$ 73.91	$ 14,929.82	$ 68.20	$ 13,776.40	$ 70.06	$ 14,152.12	$ 70.50	$ 14,241.00	$ 76.00	$ 15,352.00	$ 85.92	$ 17,355.84	$ 70.00	$ 14,140.00
108	1/4" MINUS LANDSCAPE CHAT - REBEL RED, 2" THICK	282	CY	$ 95.00	$ 26,790.00	$ 81.06	$ 22,858.92	$ 74.80	$ 21,093.60	$ 76.84	$ 21,668.88	$ 77.00	$ 21,714.00	$ 74.00	$ 20,868.00	$ 85.92	$ 24,229.44	$ 75.00	$ 21,150.00
109	INVISIBLE STRUCTURES - GRAVELPAVE2 - GEO-GRID (PLAZA TREES)	600	SF	$ 4.00	$ 2,400.00	$ 6.56	$ 3,936.00	$ 20.00	$ 12,000.00	$ 13.84	$ 8,304.00	$ 9.50	$ 5,700.00	$ 8.20	$ 4,920.00	$ 6.95	$ 4,170.00	$ 7.00	$ 4,200.00
110	UTELITE ROOT ZONE MIX	52	CY	$ 95.00	$ 4,940.00	$ 149.01	$ 7,748.52	$ 137.50	$ 7,150.00	$ 141.25	$ 7,345.00	$ 140.00	$ 7,280.00	$ 145.00	$ 7,540.00	$ 157.94	$ 8,212.88	$ 150.00	$ 7,800.00
111	UTELITE COARSE EXPANDED SHALE	30	CY	$ 80.00	$ 2,400.00	$ 149.01	$ 4,470.30	$ 137.50	$ 4,125.00	$ 141.25	$ 4,237.50	$ 140.00	$ 4,200.00	$ 145.00	$ 4,350.00	$ 157.94	$ 4,738.20	$ 150.00	$ 4,500.00
112	CONTRACTOR FURNISHED ORGANIC COMPOST	330	CY	$ 30.00	$ 9,900.00	$ 35.73	$ 11,790.90	$ 30.80	$ 10,164.00	$ 31.64	$ 10,441.20	$ 32.00	$ 10,560.00	$ 32.00	$ 10,560.00	$ 35.38	$ 11,675.40	$ 35.00	$ 11,550.00
113	TOPSOIL FOR BERMS	1,486	CY	$ 30.00	$ 44,580.00	$ 30.99	$ 46,051.14	$ 28.60	$ 42,499.60	$ 29.38	$ 43,658.68	$ 29.50	$ 43,837.00	$ 31.00	$ 46,066.00	$ 12,130.12	$ 18,025,358.32	$ 30.00	$ 44,580.00
114	TORO SENTINEL 2-WIRE WALL MOUNT CONTROLLER; MODEL NO. DXI-SWM-TW-M8W	1	EA	$ 10,000.00	$ 10,000.00	$ 11,443.64	$ 11,443.64	$ 10,560.00	$ 10,560.00	$ 10,848.00	$ 10,848.00	$ 10,900.00	$ 10,900.00	$ 10,400.00	$ 10,400.00	$ 32.85	$ 32.85	$ 12,000.00	$ 12,000.00
115	TORO AC IN-LINE SURGE PROTECTOR; MODEL NO. SB-BLA	1	EA	$ 250.00	$ 250.00	$ 274.33	$ 274.33	$ 264.00	$ 264.00	$ 271.20	$ 271.20	$ 270.00	$ 270.00	$ 300.00	$ 300.00	$ 303.25	$ 303.25	$ 300.00	$ 300.00
116	RAIN BIRD 2" MASTER VALVE; MODEL NO. 200PESB-R	1	EA	$ 400.00	$ 400.00	$ 381.45	$ 381.45	$ 352.00	$ 352.00	$ 361.60	$ 361.60	$ 365.00	$ 365.00	$ 385.00	$ 385.00	$ 404.34	$ 404.34	$ 400.00	$ 400.00
117	TORO 2" FLOW SENSOR; MODEL NO. TFS-200	1	EA	$ 400.00	$ 400.00	$ 357.61	$ 357.61	$ 330.00	$ 330.00	$ 339.00	$ 339.00	$ 340.00	$ 340.00	$ 385.00	$ 385.00	$ 379.07	$ 379.07	$ 375.00	$ 375.00
118	TORO FLOW SENSOR DECODER; MODEL NO. TW-DAC-FLOW	1	EA	$ 250.00	$ 250.00	$ 327.03	$ 327.03	$ 247.50	$ 247.50	$ 254.25	$ 254.25	$ 255.00	$ 255.00	$ 300.00	$ 300.00	$ 5,622.82	$ 5,622.82	$ 275.00	$ 275.00
119	AMIAD 2" FILTER; MODEL NO. T-SUPER, W/INSULATED HOTROK COVER & PAD	1	EA	$ 5,000.00	$ 5,000.00	$ 2,775.19	$ 2,775.19	$ 4,895.00	$ 4,895.00	$ 5,028.50	$ 5,028.50	$ 5,050.00	$ 5,050.00	$ 4,900.00	$ 4,900.00	$ 284.30	$ 284.30	$ 5,500.00	$ 5,500.00
120	RAIN BIRD 2" TURF VALVE; MODEL NO. 200PESB-R	8	EA	$ 500.00	$ 4,000.00	$ 381.45	$ 3,051.60	$ 352.00	$ 2,816.00	$ 361.60	$ 2,892.80	$ 365.00	$ 2,920.00	$ 360.00	$ 2,880.00	$ 353.80	$ 2,830.40	$ 400.00	$ 3,200.00
121	RAIN BIRD CONTROL ZONE KIT; MODEL NO. XCZ-100-PRB-COM	17	EA	$ 500.00	$ 8,500.00	$ 416.13	$ 7,074.21	$ 308.00	$ 5,236.00	$ 316.40	$ 5,378.80	$ 320.00	$ 5,440.00	$ 340.00	$ 5,780.00	$ 404.34	$ 6,873.78	$ 350.00	$ 5,950.00
122	TORO DECODER; MODEL NO. SB-DAC-1	26	EA	$ 250.00	$ 6,500.00	$ 356.45	$ 9,267.70	$ 247.00	$ 6,422.00	$ 254.25	$ 6,610.50	$ 255.00	$ 6,630.00	$ 265.00	$ 6,890.00	$ 353.80	$ 9,198.80	$ 275.00	$ 7,150.00
123	2" MATCO-NORCA BRASS GATE VALVE; MODEL NO. 514T SERIES	13	EA	$ 250.00	$ 3,250.00	$ 333.77	$ 4,339.01	$ 308.00	$ 4,004.00	$ 316.40	$ 4,113.20	$ 320.00	$ 4,160.00	$ 362.00	$ 4,706.00	$ 480.15	$ 6,241.95	$ 350.00	$ 4,550.00
124	2" HARCO LATERAL ISOLATION VALVE; MODEL NO. LV-SERIES, STAINLESS STEEL BODY	4	EA	$ 850.00	$ 3,400.00	$ 358.86	$ 1,435.44	$ 418.00	$ 1,672.00	$ 429.40	$ 1,717.60	$ 430.00	$ 1,720.00	$ 442.00	$ 1,768.00	$ 284.30	$ 1,137.20	$ 475.00	$ 1,900.00
125	1" WEATHERMATIC QUICK COUPLER, PURPLE COVER; MODEL NO. 7645-QCVLNP	9	EA	$ 150.00	$ 1,350.00	$ 321.07	$ 2,889.63	$ 242.00	$ 2,178.00	$ 248.60	$ 2,237.40	$ 250.00	$ 2,250.00	$ 260.00	$ 2,340.00	$ 277.98	$ 2,501.82	$ 280.00	$ 2,520.00
126	12" ROUND VALVE BOX, COLOR: TAN	11	EA	$ 100.00	$ 1,100.00	$ 71.60	$ 787.60	$ 71.50	$ 786.50	$ 73.45	$ 807.95	$ 74.00	$ 814.00	$ 120.00	$ 1,320.00	$ 82.13	$ 903.43	$ 80.00	$ 880.00
127	DETECTABLE WARNING TAPE, PURPLE	2,060	LF	$ 0.50	$ 1,030.00	$ 0.24	$ 494.40	$ 0.20	$ 412.00	$ 0.20	$ 412.00	$ 0.20	$ 412.00	$ 0.40	$ 824.00	$ 0.23	$ 473.80	$ 0.20	$ 412.00
128	14 U.F. DIRECT BURIAL SOLID CORE TRACE WIRE, PURPLE INSULATION	2,060	LF	$ 0.25	$ 515.00	$ 0.54	$ 1,112.40	$ 0.50	$ 1,030.00	$ 0.51	$ 1,050.60	$ 0.50	$ 1,030.00	$ 0.80	$ 1,648.00	$ 0.57	$ 1,174.20	$ 0.50	$ 1,030.00

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				UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT
129	IRRIGATION CONTROLLER WIRE - 14 U.F. TWO-WIRE BLUE MAXI WIRE	1,500	LF	$ 1.50	$ 2,250.00	$ 1.13	$ 1,695.00	$ 1.05	$ 1,575.00	$ 1.07	$ 1,605.00	$ 1.10	$ 1,650.00	$ 1.50	$ 2,250.00	$ 2.34	$ 3,510.00	$ 1.20	$ 1,800.00
130	1" SCH 40 PVC CONDUIT, GRAY	1,740	LF	$ 4.00	$ 6,960.00	$ 2.21	$ 3,845.40	$ 2.04	$ 3,549.60	$ 2.09	$ 3,636.60	$ 2.10	$ 3,654.00	$ 2.30	$ 4,002.00	$ 1.20	$ 2,088.00	$ 2.25	$ 3,915.00
131	1.5" SCH 40 PVC MAINLINE, PURPLE PIPE	45	LF	$ 5.00	$ 225.00	$ 4.35	$ 195.75	$ 4.02	$ 180.90	$ 4.12	$ 185.40	$ 4.10	$ 184.50	$ 14.00	$ 630.00	$ 4.61	$ 207.45	$ 4.00	$ 180.00
132	2" SCH 40 PVC MAINLINE, PURPLE PIPE	2,015	LF	$ 10.00	$ 20,150.00	$ 4.83	$ 9,732.45	$ 8.75	$ 17,631.25	$ 8.98	$ 18,094.70	$ 9.10	$ 18,336.50	$ 9.80	$ 19,747.00	$ 10.08	$ 20,311.20	$ 10.00	$ 20,150.00
133	1" SCH 40 PVC LATERAL LINE	840	LF	$ 4.00	$ 3,360.00	$ 2.21	$ 1,856.40	$ 2.04	$ 1,713.60	$ 2.09	$ 1,755.60	$ 2.10	$ 1,764.00	$ 2.80	$ 2,352.00	$ 2.34	$ 1,965.60	$ 2.25	$ 1,890.00
134	1.5" SCH 40 PVC LATERAL LINE	670	LF	$ 5.00	$ 3,350.00	$ 4.76	$ 3,189.20	$ 4.02	$ 2,693.40	$ 4.12	$ 2,760.40	$ 4.10	$ 2,747.00	$ 4.40	$ 2,948.00	$ 4.61	$ 3,088.70	$ 4.50	$ 3,015.00
135	2" SCH 40 PVC LATERAL LINE	390	LF	$ 8.00	$ 3,120.00	$ 7.18	$ 2,800.20	$ 8.75	$ 3,412.50	$ 8.98	$ 3,502.20	$ 9.00	$ 3,510.00	$ 8.60	$ 3,354.00	$ 10.05	$ 3,919.50	$ 10.00	$ 3,900.00
136	4" SCH 40 PVC SLEEVE	1,050	LF	$ 12.00	$ 12,600.00	$ 14.30	$ 15,015.00	$ 13.20	$ 13,860.00	$ 13.56	$ 14,238.00	$ 13.50	$ 14,175.00	$ 16.00	$ 16,800.00	$ 15.16	$ 15,918.00	$ 15.00	$ 15,750.00
137	TORO 1" LAVENDER STRIPE POLYETHYLENE HOSE; MODEL NO. T-EHP2667-066A	9,850	LF	$ 1.10	$ 10,835.00	$ 1.01	$ 9,948.50	$ 0.94	$ 9,259.00	$ 0.96	$ 9,456.00	$ 0.95	$ 9,357.50	$ 1.40	$ 13,790.00	$ 1.07	$ 10,539.50	$ 1.00	$ 9,850.00
138	TORO 5/8" DRIP IN PC BROWN DRIPLINE; MODEL NO. T-PCB1810-12	5,190	LF	$ 1.00	$ 5,190.00	$ 0.48	$ 2,491.20	$ 0.44	$ 2,283.60	$ 0.45	$ 2,335.50	$ 0.45	$ 2,335.50	$ 1.00	$ 5,190.00	$ 0.51	$ 2,646.90	$ 0.50	$ 2,595.00
139	RAIN BIRD 1806 SPRAYER; MODEL NO. 1806-SAM-PRS-NP-15VAN	10	EA	$ 25.00	$ 250.00	$ 35.70	$ 357.00	$ 28.60	$ 286.00	$ 29.38	$ 293.80	$ 29.50	$ 295.00	$ 42.00	$ 420.00	$ 32.85	$ 328.50	$ 33.00	$ 330.00
140	RAIN BIRD 1806 SPRAYER; MODEL NO. 1806-SAM-PRS-NP-18VAN	28	EA	$ 25.00	$ 700.00	$ 30.99	$ 867.72	$ 28.60	$ 800.80	$ 29.38	$ 822.64	$ 29.50	$ 826.00	$ 42.00	$ 1,176.00	$ 32.85	$ 919.80	$ 33.00	$ 924.00
141	RAIN BIRD 8005 STAINLESS STEEL ROTOR, NON-POTABLE; MODEL NO. 8005-SS-NP	30	EA	$ 115.00	$ 3,450.00	$ 137.09	$ 4,112.70	$ 126.50	$ 3,795.00	$ 129.95	$ 3,898.50	$ 130.00	$ 3,900.00	$ 148.00	$ 4,440.00	$ 145.31	$ 4,359.30	$ 140.00	$ 4,200.00
142	RAIN BIRD 1/4" DISTRIBUTION TUBING; MODEL NO. PT-025	7,680	LF	$ 0.30	$ 2,304.00	$ 0.18	$ 1,382.40	$ 0.017	$ 130.56	$ 0.17	$ 1,305.60	$ 0.15	$ 1,152.00	$ 0.30	$ 2,304.00	$ 0.57	$ 4,377.60	$ 0.20	$ 1,536.00
143	RAIN BIRD 0.5 GPH SINGLE OUTLET EMITTER, MODEL NO. XB-05PC (BLUE)	430	EA	$ 0.30	$ 129.00	$ 0.54	$ 232.20	$ 0.50	$ 215.00	$ 0.51	$ 219.30	$ 0.50	$ 215.00	$ 1.00	$ 430.00	$ 1.26	$ 541.80	$ 0.50	$ 215.00
144	RAIN BIRD 2.0 GPH SINGLE OUTLET EMITTER, MODEL NO. XB-20PC (RED)	2,130	EA	$ 0.30	$ 639.00	$ 0.54	$ 1,150.20	$ 0.50	$ 1,065.00	$ 0.51	$ 1,086.30	$ 0.50	$ 1,065.00	$ 0.70	$ 1,491.00	$ 0.32	$ 681.60	$ 0.50	$ 1,065.00
145	RAIN BIRD 1/4" TUBING STAKE WITH CAP, MODEL NO. TS-025 W/CAP	2,560	EA	$ 0.30	$ 768.00	$ 0.30	$ 768.00	$ 0.28	$ 716.80	$ 0.28	$ 716.80	$ 0.30	$ 768.00	$ 0.70	$ 1,792.00	$ 0.19	$ 486.40	$ 0.30	$ 768.00
				TOTAL BASE BID	$ 2,078,786.50	TOTAL	$ 2,012,034.55	TOTAL	$ 2,184,784.01	TOTAL	$ 2,260,857.16	TOTAL	$ 2,283,064.00	TOTAL	$ 2,333,339.00	TOTAL	$ 41,195,937.90	TOTAL	$ 2,746,000.00

ADDITIVE ALTERNATE BID SCHEDULE

ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	ENGINEERS ESTIMATE		FELLER ENTERPRISES		ROYAL T ENTERPRISES		PROGRESSIVE CONTRACTING, INC		WHITAKER CONSTRUCTION		JNJ ENGINEERING CONSTRUCITON		BH, INC		VANCON INC	
				UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT
ADD. ALT. 1	PLAYGROUND CONCRETE FLATWORK	7,100	SF	$ 5.00	$ 35,500.00	$ 5.68	$ 40,328.00	$ 5.00	$ 35,500.00	$ 6.18	$ 43,878.00	$ 9.90	$ 70,290.00	$ 8.90	$ 63,190.00	$ 5.80	$ 41,180.00	$ 10.00	$ 71,000.00
ADD. ALT. 2	PLAYGROUND SURFACING (INSTALL ONLY)	0	SF	$ 10.00	$ -	$ 14.09	$ -	$ 5.00	$ -	$ 5.03	$ -	$ 8.00	$ -	$ 11.60	$ -	$ 14.08	$ -	$ 1.30	$ -
ADD. ALT. 3	PLAYGROUND EQUIPMENT (INSTALL ONLY)	0	LS	$ 240,000.00	$ -	$ 207,253.34	$ -	$ 50,000.00	$ -	$ 71,698.50	$ -	$ 299,000.00	$ -	$ 152,000.00	$ -	$ 204,440.22	$ -	$ 12,500.00	$ -
ADD. ALT. 4	PLAYGROUND SHADE (INSTALL ONLY)	0	LS	$ 200,000.00	$ -	$ 328,151.12	$ -	$ 20,000.00	$ -	$ 81,749.85	$ -	$ 38,600.00	$ -	$ 224,000.00	$ -	$ 323,697.02	$ -	$ 8,500.00	$ -
				TOTAL ADDITIVE ALTERNATE	$ 35,500.00	TOTAL	$ 40,328.00	TOTAL	$ 35,500.00	TOTAL	$ 43,878.00	TOTAL	$ 70,290.00	TOTAL	$ 63,190.00	TOTAL	$ 41,180.00	TOTAL	$ 71,000.00

				GRAND TOTAL	$ 2,114,286.50	TOTAL	$ 2,052,362.55	TOTAL	$ 2,220,284.01	TOTAL	$ 2,304,735.16	TOTAL	$ 2,353,354.00	TOTAL	$ 2,396,529.00	TOTAL	$ 41,237,117.90	TOTAL	$ 2,817,000.00

Amounts in **RED** were corrected based on calculation errors and/or total amounts per the Information For Bidders section 8.

Fossil Falls Playground Option 1
St George, UT

A STRONG FOUNDATION IN PLAY FOR OVER 50 YEARS P: (435) 245-5055 / F: 435 245-5057 Lewis@gwpark.com

GREAT WESTERN RECREATION

FOSSIL FALLS PARK

final plan

St.George
THE BRIGHTER SIDE

Agenda Date: 01/05/2023 **Agenda Item Number:** 3d

Subject:

Consider approval to award a bid to Sunroc Corporation to complete the Dixie Drive Rehab Project and approve Change Order No. 1.

Item at-a-glance:

Staff Contact: Jay Sandberg

Applicant Name: N/A

Reference Number: N/A

Address/Location:

Dixie Drive from Valley View Drive to Olive Grove

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

This project is part of the City's Pavement Management Program. It was advertised for competitive bidding and four (4) bids were received.

Staff Narrative (need/purpose):

This project makes needed repairs to the pavement on Dixie Drive. The project extends from Valley View Drive to Olive Grove. And, the project includes some pavement reconstruction near Gap Wash Bridge. When a roadway is repaved, the adjacent sidewalk and access ramps are required to be upgraded to meet current ADA standards and therefore the project also includes the reconstruction of four access ramps and 80 feet of sidewalk. Because the bids came in lower than the engineer's estimate, a change order has been negotiated (Change Order No. 1) to extend the repairs to Canyon View Drive. Change Order No. 1 is included in this Bid Award.

Name of Legal Dept approver: Ryan Dooley

Budget Impact:

Cost for the agenda item: $1,054,630

Amount approved in current FY budget for item: $1,200,000

If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:

N/A

Description of funding source:

City budgeted funds.

Recommendation (Include any conditions):

Approval

CITY OF ST. GEORGE

DIXIE DRIVE REHAB; VALLEY VIEW DRIVE TO OLIVE GROVE

BID TAB - DECEMBER 8, 2022

				Engineer's Estimate		Sunroc Corporation		Whitaker		Staker & P / Western		Feller Enterprises	
Item #	Item	Quantity	Units	Unit Price	Price	Unit Price	Price	Unit Price	Price	Unit Price	Price	Unit Price	Price
1	MOBILIZATION	1	LUMP	$85,000.00	$85,000.00	$11,000.00	$11,000.00	$49,300.00	$49,300.00	$16,500.00	$16,500.00	$50,000.00	$50,000.00
2	TRAFFIC CONTROL	1	LUMP	$70,000.00	$70,000.00	$11,800.00	$11,800.00	$12,500.00	$12,500.00	$62,750.00	$62,750.00	$25,500.00	$25,500.00
3	ENVIRONMENTAL PROTECTION	1	LUMP	$15,000.00	$15,000.00	$5,000.00	$5,000.00	$2,490.00	$2,490.00	$6,850.00	$6,850.00	$7,368.90	$7,368.90
4	RECONSTRUCT PEDESTRIAN ACCESS RAMP	4	EACH	$6,000.00	$24,000.00	$7,000.00	$28,000.00	$6,860.00	$27,440.00	$5,500.00	$22,000.00	$1,963.44	$7,853.76
5	UNCLASSIFIED EXCAVATION	4,600	CU YD	$25.00	$115,000.00	$25.00	$115,000.00	$19.50	$89,700.00	$33.90	$155,940.00	$20.95	$96,370.00
6	NON-WOVEN GEOTEXTILE (MIRAFI 140N OR APPROVED EQUAL)	5,000	SQ YD	$3.50	$17,500.00	$2.15	$10,750.00	$2.60	$13,000.00	$1.95	$9,750.00	$2.77	$13,850.00
7	GEOGRID (BX-1200 OR APPROVED EQUAL)	5,000	SQ YD	$6.50	$32,500.00	$3.40	$17,000.00	$3.90	$19,500.00	$3.15	$15,750.00	$4.08	$20,400.00
8	RECONSTRUCT VALVE BOX	10	EACH	$1,000.00	$10,000.00	$650.00	$6,500.00	$710.00	$7,100.00	$675.00	$6,750.00	$1,108.11	$11,081.10
9	RECONSTRUCT MANHOLE	3	EACH	$1,500.00	$4,500.00	$1,000.00	$3,000.00	$995.00	$2,985.00	$950.00	$2,850.00	$1,323.97	$3,971.91
10	UNTREATED BASE COURSE	3,300	CU YD	$50.00	$165,000.00	$45.00	$148,500.00	$40.50	$133,650.00	$38.80	$128,040.00	$46.22	$152,526.00
11	HMA - 3/4 INCH	2,700	TON	$120.00	$324,000.00	$99.00	$267,300.00	$110.00	$297,000.00	$97.50	$263,250.00	$119.35	$322,245.00
12	ASPHALT PATCHING	4,500	SQ FT	$10.00	$45,000.00	$6.65	$29,925.00	$7.40	$33,300.00	$7.40	$33,300.00	$4.19	$18,855.00
13	PAVEMENT MARKING PAINT	30	GAL	$100.00	$3,000.00	$200.00	$6,000.00	$185.00	$5,550.00	$180.00	$5,400.00	$251.76	$7,552.80
14	PAVEMENT MESSAGE	2	EACH	$200.00	$400.00	$120.00	$240.00	$115.00	$230.00	$110.00	$220.00	$147.38	$294.76
15	PAVEMENT MESSAGE (STOP LINE, CROSSWALKS - 12 INCH)	170	FEET	$8.00	$1,360.00	$15.00	$2,550.00	$14.00	$2,380.00	$13.50	$2,295.00	$19.94	$3,389.80
16	REPAIR CONCRETE SIDEWALK	80	SQ FT	$15.00	$1,200.00	$16.00	$1,280.00	$26.00	$2,080.00	$15.15	$1,212.00	$12.87	$1,029.60
17	INSTALL CITY PROVIDED ELECTRICAL JUNCTION BOX	2	EACH	$1,000.00	$2,000.00	$200.00	$400.00	$200.00	$400.00	$190.00	$380.00	$257.91	$515.82
18	INSTALL CITY PROVIDED (4) - 3" ELECTRICAL CONDUITS	90	FEET	$25.00	$2,250.00	$80.00	$7,200.00	$76.00	$6,840.00	$72.50	$6,525.00	$98.60	$8,874.00
			TOTAL		**$917,710.00**		**$671,445.00**		**$705,445.00**		**$739,762.00**		**$751,678.45**

Note: Yellow highlight denotes error in bidder's calculation. Does not affect apparent low bid.

CHANGE ORDER

Change Order No. 1
Date: January 5, 2023
Agreement Date: January 5, 2023

Project: Dixie Drive Rehab; Valley View Drive to Olive Grove
Inquiry No.: 22-053

CITY: City of St. George

CONTRACTOR: Sunroc Corporation

The following changes are hereby made to the CONTRACT DOCUMENTS:

Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
CO#1-1	Mobilization	Lump	1	$6,600.00	$6,600.00
CO#1-2	Traffic Control	Lump	1	$11,800.00	$11,800.00
CO#1-3	Environmental Protection	Lump	1	$3,000.00	$3,000.00
CO#1-4	Unclassified Excavation	CU YD	2,510	$25.00	$62,750.00
CO#1-5	Non-Woven Geotextile (Mirafi 140N Or Approved Equal)	SQ YD	2,700	$2.60	$7,020.00
CO#1-6	Geogrid (BX-1200 Or Approved Equal)	SQ YD	2,700	$3.40	$9,180.00
CO#1-7	Reconstruct Valve Box	Each	5	$650.00	$3,250.00
CO#1-8	Reconstruct Manhole	Each	2	$1,000.00	$2,000.00
CO#1-9	Untreated Base Course	CU YD	1,830	$45.00	$82,350.00
CO#1-10	HMA - 3/4 Inch	Ton	1,425	$99.00	$141,075.00
CO#1-11	Pavement Marking Paint	Gal	20	$200.00	$4,000.00
CO#1-12	Repair Concrete Sidewalk	SQ FT	110	$16.00	$1,760.00
CO#1-13	PC-Junction Box, Tier 22, Type II	Each	1	$2,800.00	$2,800.00
CO#1-14	PC-Junction Box, Tier 22, Type III	Each	1	$4,000.00	$4,000.00
CO#1-15	Trenched – 1D Conduit	Feet	2,600	$16.00	$41,600.00
				Total Change Order No. 1	**$383,185.00**

ITEM CO#1 – 1, Mobilization

Justification: This item is for additional Mobilization to extend the roadway improvements to Canyon View Drive.

ITEM CO#1 – 2, Traffic Control

Justification: This item is for additional Traffic Control to extend the roadway improvements to Canyon View Drive.

ITEM CO#1 – 3, Environmental Protection

Justification: This item is for additional Environmental Protection to extend the roadway improvements to Canyon View Drive.

ITEM CO#1 – 4, Unclassified Excavation

Justification: This item is for additional Unclassified Excavation to extend the roadway improvements to Canyon View Drive.

ITEM CO#1 – 5, Non-Woven Geotextile (Mirafi 140N Or Approved Equal)

Justification: This item is for additional non-woven geotextile to extend the roadway improvements to Canyon View Drive.

ITEM CO#1 – 6, Geogrid (BX-1200 Or Approved Equal)

Justification: This item is for additional geogrid to extend the roadway improvements to Canyon View Drive.

ITEM CO#1 – 7, Reconstruct Valve Box

Justification: This item is to reconstruct valve boxes due to the extension of the roadway improvements to Canyon View Drive.

ITEM CO#1 – 8, Reconstruct Manhole

Justification: This item is to reconstruct manholes due to the extension of the roadway improvements to Canyon View Drive.

ITEM CO#1 – 9, Untreated Base Course

Justification: This item is for additional Untreated Base Course to extend the roadway improvements to Canyon View Drive.

ITEM CO#1 – 10, HMA – 3/4 Inch

Justification: This item is for additional HMA – 3/4 Inch to extend the roadway improvements to Canyon View Drive.

ITEM CO#1 – 11, Pavement Marking Paint

Justification: This item is for additional Pavement Marking Paint to extend the roadway improvements to Canyon View Drive.

ITEM CO#1 – 12, Repair Concrete Sidewalk

Justification: This item is required to repair the existing sidewalk to install future use conduits.

ITEM CO#1 – 13, PC-Junction Box, Tier 22, Type II

Justification: This item is required to install future use conduits.

ITEM CO#1 – 14, PC-Junction Box, Tier 22, Type III

Justification: This item is required to install junction boxes for the future use conduits.

ITEM CO#1 – 15, Trenched – 1D Conduit

Justification: This item is required to install junction boxes for the future use conduits.

CHANGE TO CONTRACT PRICE:

Original CONTRACT PRICE	**$671,445.00**
Current CONTRACT PRICE adjusted by previous CHANGE ORDERS	**$671,445.00**
The CONTRACT PRICE due to this CHANGE ORDER will be increase by	**$383,185.00**
The new CONTRACT PRICE including this CHANGE ORDER will be	**$1,054,630.00**

CHANGE TO CONTRACT TIME: The CONTRACT TIME will be increased by **30 Calendar Days**.

The date for completion of all WORK will be TBD.

APPROVALS:

CIVIL ENGINEER: _____

CONTRACTOR: _____

CITY: _____

CONSTRUCTION PLANS FOR
DIXIE DRIVE REHAB; VALLEY VIEW DRIVE TO OLIVE GROVE PROJECT
ST. GEORGE, UT
NOVEMBER 2022

INDEX TO SHEETS	
SHEET NO.	**DESCRIPTION**
1	COVER SHEET/INDEX TO SHEETS
TS-01	TYPICAL SECTION SHEET
UT-01	UTILITY GENERAL NOTES
DT-01	DETAIL SHEET
SM-01	SUMMARY SHEET
RD-01 TO RD-03	ROADWAY SHEET
PA 1 TO PA 5	UDOT PEDESTRIAN ACCESS

REGISTERED PROFESSIONAL ENGINEER
No. 353590
PHIL B. GILES
11/14/2022
STATE OF UTAH

MAINLINE ENGINEERING
MAINLINE ENGINEERING
321 N. MALL DRIVE
SUITE T101
ST. GEORGE, UT 84790

CITY OF ST. GEORGE
PARK PLANNING
390 NORTH 3050 EAST
ST. GEORGE, UT 84790

NO.	REVISIONS	BY	DATE

PROJECT: DIXIE DRIVE REHAB; VALLEY VIEW DRIVE TO OLIVE GROVE
INQUIRY NUMBER: 22-053
MAINLINE PROJ. #: 22-032
SHEET NAME: COVER SHEET
DATE: 11/14/2022
DRAWN BY: PBG
CHECKED BY: TAR
PROFESSIONAL ENGINEER
SHEET 1

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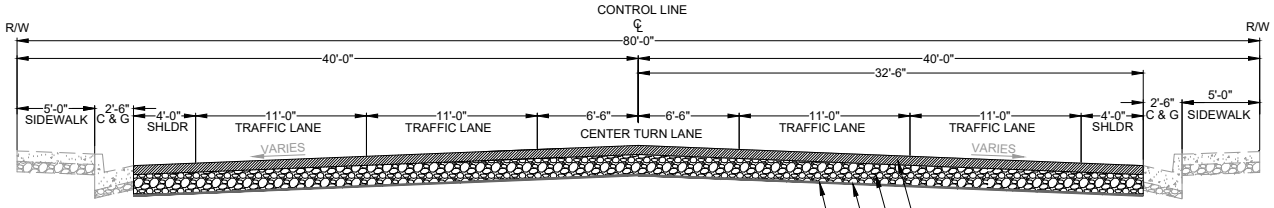


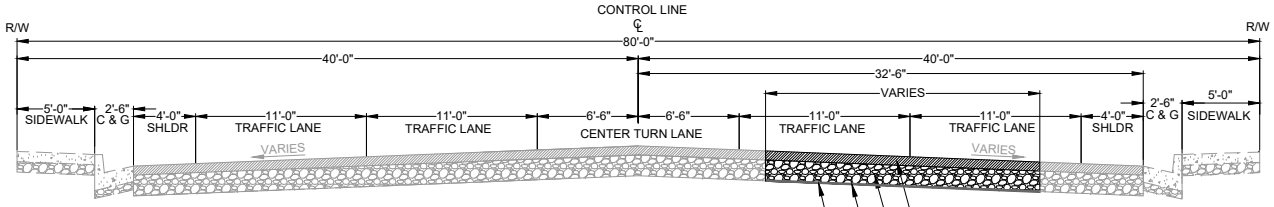
NOTES:

1. SAWCUT PAVEMENT 6" FROM EDGE OF EXISTING PAVEMENT OR AS DIRECTED BY THE ENGINEER. COST OF PAVEMENT CUTTING IS INCIDENTAL TO OTHER BID ITEMS.
2. SEE RD & SS SHEETS FOR ROADWAY LAYOUT.
3. WHEN SOFT, LEAN CLAY IS ENCOUNTERED WITHIN 2 FEET OF THE FINISH GRADE SURFACE PLACE NON-WOVEN GEOTEXTILE AND GEOGRID AS SPECIFIED. DO NOT SCARIFY OR RECOMPACT SUBGRADE PRIOR TO PLACEMENT OF GEOTEXTILES AND BASE COURSE.
4. IN AREAS OF SOFT, LEAN CLAY SECTIONS, HEAVILY LOADED RUBBER-TIRED EQUIPMENT SHALL NOT BE USED. REFER TO GEOTECHNICAL REPORT, DATED JUNE 22, 2021.

TYPICAL SECTION NO. 1
DIXIE DRIVE

STA. 1+85 TO STA. 15+00
DESIGN SPEED 40 MPH
CLEAR ZONE = 14.00'

HMA - 3/4 INCH REQ'D (4.5")
UNTREATED BASE COURSE REQ'D (12")
NON-WOVEN GEOTEXTILE REQ'D (MIRAFI 140N OR APPROVED EQUAL) ③
GEOGRID REQ'D (BX-1200 OR APPROVED EQUAL)
SCARIFY AND RECOMPACT SUBGRADE ④



TYPICAL SECTION NO. 2
DIXIE DRIVE - ASPHALT PATCHING

LOCATION TBD IN THE FIELD BY ENGINEER
DESIGN SPEED 40 MPH
CLEAR ZONE = 14.00'

HMA - 3/4 INCH (4.5")
UNTREATED BASE COURSE (12")
NON-WOVEN GEOTEXTILE (MIRAFI 140N OR APPROVED EQUAL) ③
GEOGRID (BX-1200 OR APPROVED EQUAL)
SCARIFY AND RECOMPACT SUBGRADE ④

NO	REVISIONS	BY	DATE

MAINLINE ENGINEERING
321 N. MALL DRIVE
SUITE T101
ST. GEORGE, UT 84790

CITY OF ST. GEORGE
PARK PLANNING
380 NORTH 3000 EAST
ST. GEORGE, UT 84790

DRAWN BY: PBG
CHECKED BY: TAR
DATE: 11/14/2022

PROFESSIONAL ENGINEER

PROJECT: DIXIE DRIVE REHAB, VALLEY VIEW DRIVE TO OLIVE GROVE
INQUIRY NUMBER: 22-053
MAINLINE PROJ. #: 22-032
SHEET NAME: TYPICAL SECTIONS

SHEET TS-01

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DIMENSION REFERENCE TABLE (PROWAG R302 - R305)				
	ITEM	MAX. RUNNING SLOPE	MAX. CROSS SLOPE	MIN. DIMENSIONS
(S)	SIDEWALK	RD GRADE (IN ROW) 5.0% (OUT OF ROW)	2.0%	4 FT WIDE (i)
(T)	TURNING SPACE	2.0%	2.0% (iv), (v)	4 FT X 4 FT (ii), (viii)
(R)	RAMP	8.3% (iii)	2.0% (iv), (v)	4 FT WIDE (viii)
(C)	CLEAR SPACE	5.0% (vi)	2.0% (iv), (v)	4 FT X 4 FT
	AT-GRADE ACCESS	(SEE DEFINITION)	2.0% (iv), (v)	4 FT WIDE
	CROSSWALK	5.0%	2.0% (iv), (v)	10 FT WIDE
(F1)	FLARE WITHIN SIDEWALK	10.0% (vii)	-	-
(F2)	FLARE NOT IN SIDEWALK	25.0% (vii)	-	-

(i) SIDEWALK WIDTH IS EXCLUSIVE OF THE WIDTH OF THE CURB. PROVIDE 5 FT X 5 FT PASSING SPACES AT 200 FT MAX. INTERVALS WHERE SIDEWALK WIDTH IS LESS THAN 5 FT (PROWAG R302.3 - R302.4). DRIVEWAYS OR OTHER PAVED SURFACES MAY BE USED AS A PASSING SPACE WHERE A MINIMUM 5 FT WIDE AREA MEETING SIDEWALK REQUIREMENTS IS PROVIDED.

(ii) USE A 5 FT MIN. DEPTH IN THE DIRECTION OF THE RAMP RUN FOR PERPENDICULAR RAMPS WHERE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK. (PROWAG R304.2.1)
USE A 5 FT MIN. DEPTH IN THE DIRECTION OF THE STREET CROSSING FOR PARALLEL RAMPS WHERE TURNING SPACE IS CONSTRAINED ON 2 OR MORE SIDES (PROWAG R304.3.1)
TURNING SPACE IS CONSTRAINED BY ANY VERTICAL DIFFERENCE GREATER THAN 3.0 IN.

(iii) LENGTH OF 8.3% MAX RUNNING SLOPE IS NOT REQUIRED TO EXCEED 15 FT. STEEPEN GRADE TO MATCH EXISTING WITHIN AT LEAST 15 FT OR THE NEXT NEAREST JOINT IF THE MAX RUNNING SLOPE CAN NOT BE MET IN 15 FT. (PROWAG R304.2.2, R304.3.2).

(iv) DO NOT EXCEED 2.0% CROSS SLOPE FOR CROSSINGS WHERE THERE IS STOP OR YIELD SIGN.
DO NOT EXCEED 5.0% CROSS SLOPE FOR CROSSINGS WHERE THERE IS NO STOP OR YIELD SIGN OR WHERE THERE IS A TRAFFIC SIGNAL DESIGNED FOR A GREEN PHASE. (PROWAG R302.6)

(v) MATCH THE HIGHWAY GRADE AT MIDBLOCK CROSSINGS (PROWAG R302.6.2)

(vi) FLATTEN GUTTER SLOPE TO 5.0 PERCENT MAX AND MAINTAIN CLEAR SPACE RUNNING SLOPE ACROSS ENTIRE CURB CUT. (PROWAG R304.5.4) (SEE STD DWG PA 3, DETAIL A)

(vii) MEASURE FLARE SLOPE PARALLEL TO CURB LINE. FLARES NOT IN THE SIDEWALK ARE PERMITTED TO BE A VERTICAL CURB FACE WHEN ACCESS FROM PLOWS IS NOT EXPECTED.

(viii) MATCH TURNING SPACE, RAMP, AND AT-GRADE ACCESS WIDTH TO CURB CUT AT PROJECTED BACK OF CURB.

DEFINITIONS

SINGLE DIAGONAL (APEX) RAMP: A CURB RAMP THAT SERVES BOTH PEDESTRIAN STREET CROSSINGS (PROWAG R207.2)

AT-GRADE ACCESS: A RAISED PEDESTRIAN STREET CROSSING OR SIMILAR CONNECTION BETWEEN THE PEDESTRIAN ACCESS ROUTE AT THE LEVEL OF THE SIDEWALK AND THE LEVEL OF THE PEDESTRIAN STREET CROSSING THAT HAS NO CHANGE IN GRADE BETWEEN ADJACENT PEDESTRIAN ACCESS ROUTE ELEMENTS.

CLEAR SPACE: A SPACE BEYOND THE BOTTOM GRADE BREAK OF THE RAMP, PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE (PROWAG R304.5.5)

COMBINATION RAMP: RAMPS THAT PROVIDE A COMBINATION OF CONFORMING PARALLEL AND PERPENDICULAR RAMPS

CROSS SLOPE: THE GRADE THAT IS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL (PROWAG R105.5)

CURB CUT: THE AREA WHERE THE CURB IS CUT FLUSH TO THE FLOWLINE OF THE GUTTER OR ADJACENT ROADWAY EXCLUDING SLOPED CURB AT THE SIDES.

EXISTING PHYSICAL CONSTRAINTS: INCLUDE, BUT ARE NOT LIMITED TO, UNDERLYING TERRAIN, RIGHT-OF-WAY AVAILABILITY, UNDERGROUND STRUCTURES, ADJACENT DEVELOPED FACILITIES, DRAINAGE, OR THE PRESENCE OF A NOTABLE NATURAL OR HISTORIC FEATURE. (PROWAG R202.3.1)

GRADE BREAK: THE LINE WHERE TWO SURFACE PLANES WITH DIFFERENT GRADES MEET.

FLARE: A SLOPED SURFACE THAT PROVIDES A GRADED TRANSITION ON THE SIDE OF A CURB RAMP BETWEEN THE CURB AND THE TURNING SPACE, MEASURED PARALLEL TO THE CURB.

PARALLEL RAMP: CURB RAMPS THAT HAVE A RUNNING SLOPE THAT IS IN-LINE WITH THE DIRECTION OF SIDEWALK TRAVEL AND LOWER THE SIDEWALK TO A LEVEL TURNING SPACE WHERE A TURN IS MADE TO ENTER THE PEDESTRIAN STREET CROSSING. (PROWAG ADVISORY R304.1)

PEDESTRIAN ACCESS ROUTE: A CONTINUOUS AND UNOBSTRUCTED PATH OF TRAVEL PROVIDED FOR PEDESTRIANS WITH DISABILITIES WITHIN OR COINCIDING WITH A PEDESTRIAN CIRCULATION PATH (PROWAG R105.5)

PEDESTRIAN CIRCULATION PATH: A PREPARED EXTERIOR OR INTERIOR SURFACE PROVIDED FOR PEDESTRIAN TRAVEL IN THE PUBLIC RIGHT-OF-WAY. (PROWAG R105.5)

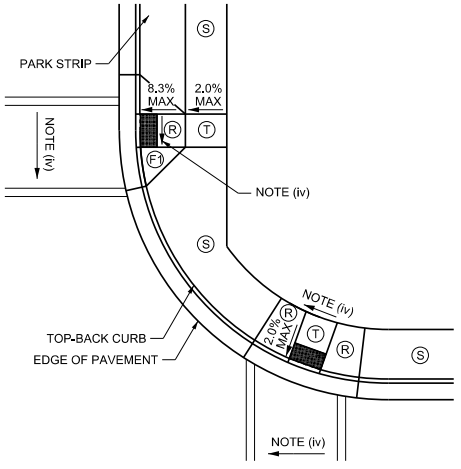
PERPENDICULAR RAMP: CURB RAMPS THAT HAVE A RUNNING SLOPE THAT CUTS THROUGH OR IS BUILT UP TO THE CURB AT RIGHT ANGLES OR MEETS THE GUTTER BREAK AT RIGHT ANGLES WHERE THE CURB IS CURVED. (PROWAG ADVISORY R304.1)

PROWAG: "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY". THE DOCUMENT USED AS THE PRIMARY RESOURCE FOR INFORMATION SHOWN (SEE NOTE 1).

RAMP (R): A SLOPED SURFACE FROM ONE PEDESTRIAN ACCESS ROUTE (PAR) ELEVATION TO ANOTHER.

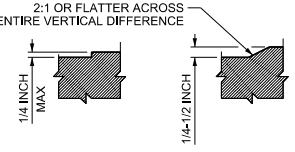
RUNNING SLOPE: THE GRADE THAT IS PARALLEL TO THE DIRECTION OF PEDESTRIAN TRAVEL (PROWAG R105.5)

TURNING SPACE: SPACE AT THE TOP AND BOTTOM OF A RAMP TO ALLOW FOR DIRECTIONAL CHANGE, PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES (PROWAG R304.2.1, R304.3.1)



CROSSING SLOPES DETAIL

CONFIGURATIONS SHOWN ARE EXAMPLES ONLY



VERTICAL SURFACE DISCONTINUITIES

NOTE 6

DESIGN NOTES APPLICABLE TO PA SERIES:

A. CONVENTIONAL INDUSTRY TOLERANCES DO NOT APPLY TO DESIGN WORK. (PROWAG ADVISORY R103.1)

B. PROVIDE A NO PEDESTRIAN (R9-3) SIGN AND A USE CROSSWALK (R9-3BP) PLAQUE (L OR R) IF PEDESTRIAN CROSSING IS PROHIBITED AT UNMARKED CROSSWALKS. (PROWAG ADVISORY R206) (SEE STD DWG PA 3 DETAIL B)

C. A SINGLE DIAGONAL CORNER (APEX) RAMP IS PERMITTED TO SERVE BOTH PEDESTRIAN CROSSINGS IN SITUATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT THE USE OF A CURB RAMP, AT-GRADE ACCESS, OR A COMBINATION OF CURB RAMPS AND AT-GRADE ACCESS. (PROWAG R207.2) USE OF A SINGLE DIAGONAL RAMP IS DISCOURAGED AND IS ONLY TO BE USED AT THE APPROVAL OF THE REGION TRAFFIC ENGINEER.

D. ONLY A (4.0 FT) PORTION OF THE SIDEWALK IS REQUIRED TO COMPLY WITH THE REQUIREMENTS LISTED HEREIN WHERE SIDEWALKS ARE WIDER THAN 4.0 FT. (PROWAG ADVISORY R302.3)

E. PROVIDE A FIRM, STABLE, AND SLIP RESISTANT SURFACE FOR ALL PEDESTRIAN ACCESS ROUTES (PROWAG R302.7)

GENERAL NOTES APPLICABLE TO PA SERIES:

1. INFORMATION PROVIDED IS BY REFERENCE FROM THE UNITED STATES ACCESS BOARD DOCUMENT "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG).
2. THE USE OF ALTERNATIVE DESIGNS, PRODUCTS, OR TECHNOLOGIES THAT MEET OR EXCEED THE REQUIREMENTS SHOWN IS PERMITTED. (PROWAG R102)
3. PROVIDE AN ALTERNATE PEDESTRIAN ACCESS ROUTE COMPLYING WITH SECTIONS 6D.01, 6D.02, AND 6G.05 OF THE MUTCD WHEN A PEDESTRIAN CIRCULATION PATH IS TEMPORARILY CLOSED. COMPLY WITH SECTIONS 6F.63, 6F.68, AND 6F.71 OF THE MUTCD WHERE PEDESTRIAN BARRICADES AND CHANNELIZING DEVICES ARE PROVIDED. (PROWAG R205)
4. CONNECT THE PEDESTRIAN ACCESS ROUTES AT EACH PEDESTRIAN STREET CROSSING WITH A CURB RAMP, AT-GRADE ACCESS, OR A COMBINATION OF CURB RAMPS AND AT-GRADE ACCESSES. (PROWAG R207.1)
5. LOCATE THE CURB RAMP (EXCLUDING FLARED SIDES) OR AT-GRADE ACCESS COMPLETELY WITHIN THE CROSSWALK (PROWAG R207.1)
6. CONSTRUCT ALL GRADE BREAKS TO BE FLUSH (PROWAG R302.7.1) PREVENT OR CORRECT ANY VERTICAL DIFFERENCES IN SURFACES GREATER THAN 0.5 IN. BEVEL VERTICAL DIFFERENCES BETWEEN 0.25 IN AND 0.5 IN WITH A SLOPE NOT STEEPER THAN 2H:1V ACROSS THE ENTIRE VERTICAL DIFFERENCE. (PROWAG R302.7.2) (SEE DETAIL ABOVE)
7. CONSTRUCT GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. DO NOT PLACE GRADE BREAKS ON THE SURFACES OF RAMP RUNS AND TURNING SPACES. (PROWAG R304.5.2)
8. SITE CONDITIONS MAY VARY. CONFIGURATION OF RAMP, AT-GRADE ACCESS, TURNING SPACE, AND CLEAR SPACE MAY BE ALTERED, BUT THEY MUST MEET DIMENSIONS AND SLOPES SHOWN HERE. THE USE OF ITEMS SUCH AS FLARES AND CURBWALLS ARE AT THE DISCRETION OF THE ENGINEER.
9. DO NOT USE DIRECTIONAL ACCESSES WHEN PEDESTRIANS CAN APPROACH THE DETECTABLE WARNING SURFACE FROM MORE THAN ONE DIRECTION.
10. CONSTRUCT ALL PEDESTRIAN ACCESS ROUTE ELEMENTS SO MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED.
11. PROVIDE TOOLED JOINTS ON ALL GRADE BREAKS.

REVISIONS

NO.	DATE	APPR.	REMARKS
3	2/28/19	CGW	REPLACED BLENDED TRANSITION WITH AT-GRADE ACCESS
2	2/28/19	CGW	NEW DRAWING
1	2/22/18	CGW	

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

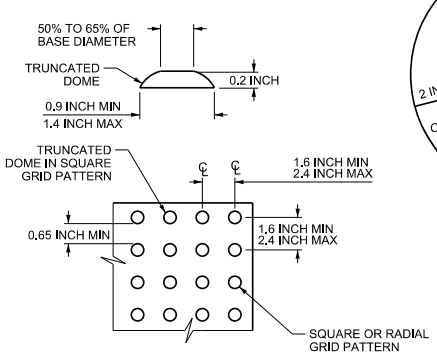
RECOMMENDED FOR APPROVAL — DATE 04/28/2021
CHAIRMAN STANDARDS COMMITTEE
APPROVED — DATE 04/30/2021
DEPUTY DIRECTOR

STANDARD DRAWING TITLE
GENERAL
PEDESTRIAN ACCESS

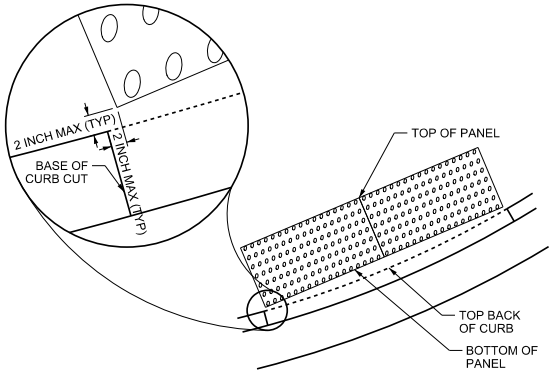
STD. DWG. NO.
PA 1

DGN File:D:\Standardized\Specs\Section\2022 Section\MM - Preparation Working Area\Updates based on DC permit\Drawings that are final and need signature for insertion into Book File\PA Bldgs

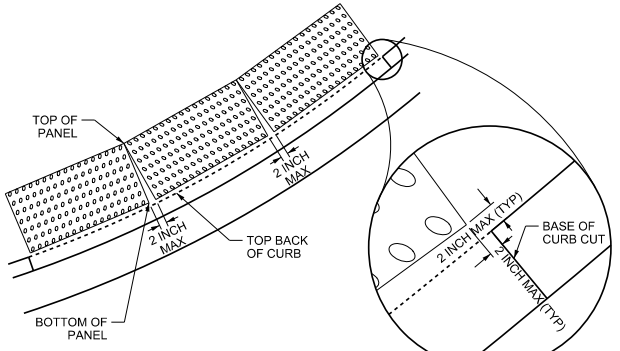
28-APR-2021



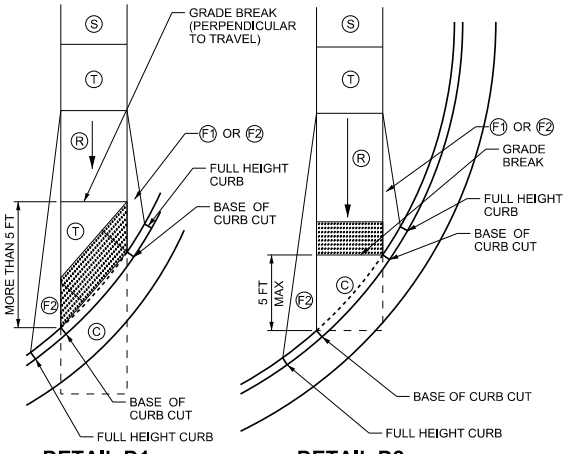
DETECTABLE WARNING SURFACE
DETAIL A
(PROWAG R305)



DETECTABLE WARNING SURFACE
PANEL WITHOUT GAP (PREFERRED)
DETAIL B
SEE NOTES 4 AND 5



DETECTABLE WARNING SURFACE
PANEL WITH GAP - DETAIL C
SEE NOTES 4 AND 5



DETAIL D1 **DETAIL D2**

DETECTABLE WARNING SURFACE PLACEMENT
FOR DIRECTIONAL CURB RAMPS
DETAIL D
SEE NOTE 5

NOTES:

1. REFER TO STD DWG PA 1 FOR DIMENSION TABLE AND GENERAL NOTES.
2. DETECTABLE WARNING SURFACES ARE NOT REQUIRED AT PEDESTRIAN REFUGE ISLANDS THAT ARE CUT-THROUGH AT STREET LEVEL AND ARE LESS THAN 6.0 FT IN LENGTH. THE SIGNAL SHOULD BE TIMED FOR A COMPLETE CROSSING OF THE STREET WHERE SIGNALIZED AND THE CUT-THROUGH ISLAND DOES NOT HAVE DETECTABLE WARNING SURFACES. (PROWAG R208.2)
3. PROVIDE DETECTABLE WARNING SURFACE THAT CONTRASTS WITH ADJACENT ACCESS ROUTE, GUTTER, STREET, AND FLARES, EITHER DARK-ON-LIGHT OR LIGHT-ON-DARK. (PROWAG R305.1.3)
4. PLACE DETECTABLE WARNING SURFACE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS 2 FT MINIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL FOR THE FULL WIDTH OF THE RAMP (EXCLUDING FLARES), BLENDED TRANSITION, OR TURNING SPACE (PROWAG R305.1.4). USE OF PRODUCTS DESIGNED TO MATCH THE EXACT CURB RADII ARE ACCEPTABLE. USE A 4 FT MINIMUM CURB CUT WIDTH FOR SINGLE-DIRECTION CROSSWALKS AND AN 8 FT MINIMUM FOR BI-DIRECTIONAL. CURB CUT WIDTHS LESS THAN 8 FT (4 FT MIN) MAY BE USED FOR BI-DIRECTIONAL CROSSWALKS UPON APPROVAL OF THE REGION TRAFFIC ENGINEER. DETECTABLE WARNING SURFACE WIDTHS IN 4 FT INCREMENTS ARE PREFERRED.
5. PLACE DETECTABLE WARNING SURFACE ON PERPENDICULAR CURB RAMPS AS FOLLOWS (PROWAG R 305.2.1):
   A. PLACE DETECTABLE WARNING SURFACES AT THE BACK OF CURB WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE IN FRONT OF THE BACK OF CURB.
   B. PLACE DETECTABLE WARNING SURFACES ON THE RAMP RUN WITHIN 2 INCHES OF THE BOTTOM GRADE BREAK WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS 5.0 FT OR LESS. (SEE DETAIL D2)
   C. PLACE DETECTABLE WARNING SURFACES ON THE LOWER LANDING AT THE BACK OF CURB WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BRAKE TO THE BACK OF CURB IS MORE THAN 5.0 FT. (DETAIL D1)
6. PLACE DETECTABLE WARNING SURFACES AT THE BACK OF CURB ON PARALLEL CURB RAMPS. (PROWAG R305.2.2)
7. PLACE DETECTABLE WARNING SURFACES ON EACH SIDE OF THE RAIL CROSSING AT PEDESTRIAN AT-GRADE RAIL CROSSINGS NOT LOCATED WITHIN A STREET OR HIGHWAY, PLACE THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE RAIL CROSSING BETWEEN 6.0 FT MINIMUM AND 15.0 FT MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL. PLACE DETECTABLE WARNING SURFACES ON THE SIDE OF THE GATES OPPOSITE THE RAIL WHERE PEDESTRIAN GATES ARE PROVIDED. (PROWAG R305.2.5) EXTEND THE DETECTABLE WARNING SURFACE THE ENTIRE SIDEWALK/APPROACH WIDTH. (PROWAG R305.1.4)
8. PLACE DETECTABLE WARNING SURFACES AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALK WHEN THERE IS AN AT-GRADE ACCESS AND THERE IS NO GRADE CHANGE BETWEEN THE SIDEWALK AND THE STREET. (PROWAG R305.2.3)
9. THE TURNING SPACE IS PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. (PROWAG R304.2.1, R304.3.1)
10. GRIND OFF REMAINING PORTION OF ANY CUT DOMES WHEN DETECTABLE WARNING SURFACE IS CUT. SEAL ALL CUT PANEL EDGES TO PREVENT WATER DAMAGE.

REVISIONS				
NO.	DATE	APPR.	REMARKS	
2	2/28/19	CGW	RELOCATED REFUGE DETAIL TO PA 4, REMOVED 7TH AND 11TH NOTES, REVISED NOTES 6,7,8	
1	2/22/18	CGW	NEW DRAWING	

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

RECOMMENDED FOR APPROVAL — DATE 03/17/2021
CHAIRMAN STANDARDS COMMITTEE — DATE 03/17/2021
APPROVED
DEPUTY DIRECTOR — DATE

STANDARD DRAWING TITLE
DETECTABLE WARNING SURFACE PEDESTRIAN ACCESS

STD. DWG. NO.
PA 2

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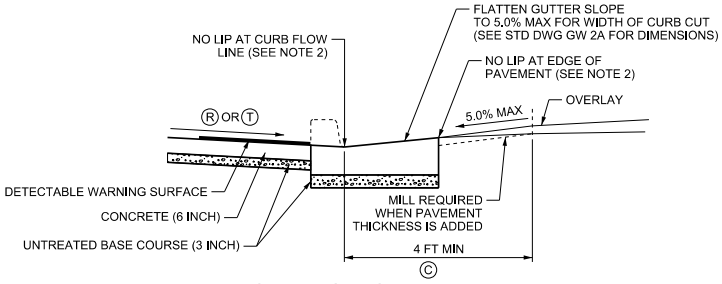
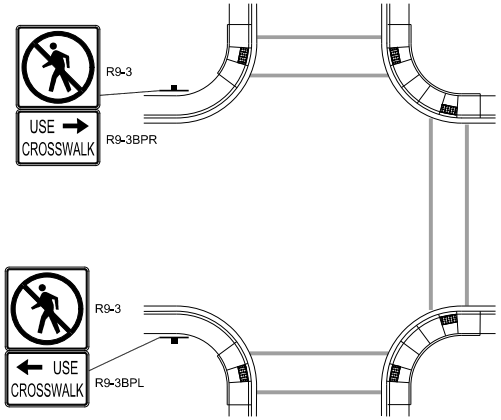
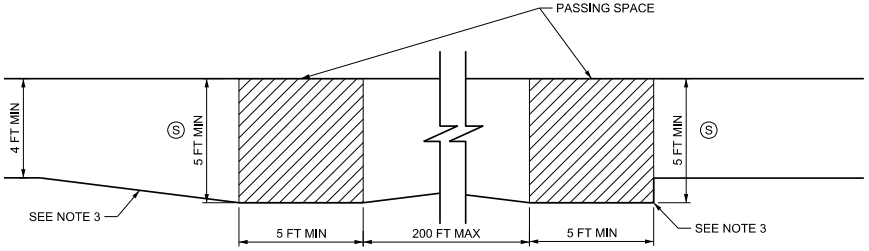
15-MAR-2021



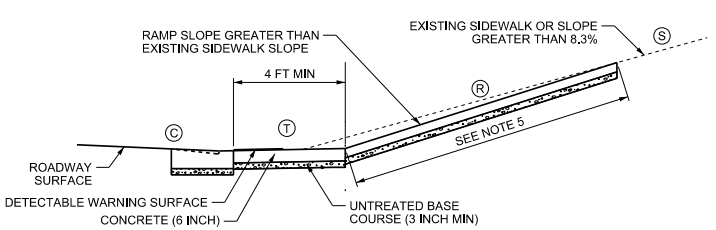
CLEAR SPACE
DETAIL A



SIGNING FOR PROHIBITED PEDESTRIAN CROSSING
DETAIL B

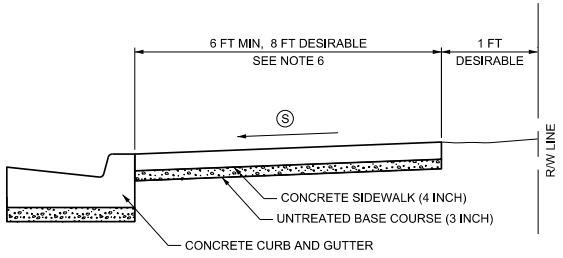


PASSING SPACE
DETAIL C
SEE NOTE 4

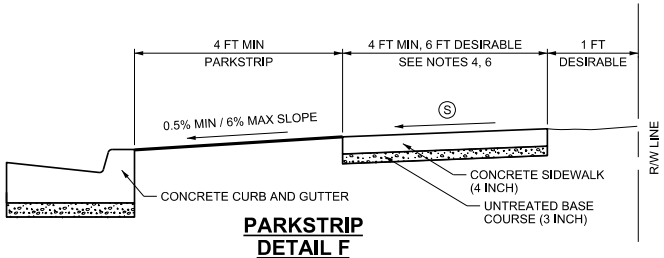


RAMP SLOPE STEEPENED TO MATCH EXISTING GRADE

15-FT MAXIMUM RAMP SLOPE DETAIL
DETAIL D



NO PARKSTRIP
DETAIL E



PARKSTRIP
DETAIL F

NOTES:

1. REFER TO STD DWG PA 1 FOR DIMENSION TABLE AND GENERAL NOTES.
2. SEE STD DWG PA 1, NOTE 6 FOR VERTICAL DIFFERENCE ALLOWANCES OR TREATMENTS.
3. FLARE AT A RATE EQUAL TO THE PANEL WIDTH TO ALLOW TRANSITIONS ACROSS WHOLE PANELS WHEN A TAPER RATE IS USED TO TRANSITION FROM AND TO A PASSING SPACE. USE A 5:1 FLARE RATE FOR A 5 FT WIDE SIDEWALK FOR EXAMPLE. TAPER RATE MAY BE MODIFIED OR OMITTED WHERE SITE CONDITIONS PROHIBIT USE.
4. SIDEWALK WIDTH IS EXCLUSIVE OF THE WIDTH OF THE CURB. PROVIDE 5 FT X 5 FT PASSING SPACES AT 200 FT MAX. INTERVALS WHERE SIDEWALK WIDTH IS LESS THAN 5 FT (PROWAG R302.3 - R302.4). DRIVEWAYS AND OTHER PAVED AREAS MAY BE USED AS A PASSING SPACE WHERE A MINIMUM 5 FT WIDE AREA MEETING SIDEWALK REQUIREMENTS IS PROVIDED.
5. STEEPEN GRADE TO MATCH EXISTING WITHIN AT LEAST 15 FT OR THE NEXT NEAREST JOINT IF THE MAX RUNNING SLOPE CAN NOT BE MET IN 15 FT. (PROWAG R304.2.2, R304.3.2). IN CONDITIONS WHERE THE SIDEWALK IS NEAR OR ATTACHED TO THE CURB AND GUTTER, MOVE THE TURNING SPACE AWAY FROM THE RAMP SLOPE TO ALLOW FOR THE 8.3% MAXIMUM GRADE.
6. THE FOLLOWING MINIMUM WIDTHS ARE REQUIRED FROM BACK OF CURB TO BACK OF SIDEWALK AT DRIVEWAY LOCATIONS TO MEET GRADING REQUIREMENTS:
   - TYPE B1 CURB AND GUTTER: 7.67 FT
   - TYPE B2 CURB AND GUTTER: 9.75 FT
   - TYPE M2 CURB AND GUTTER: 5.08 FT

REVISIONS

NO.	DATE	APPR.	REMARKS
2	2/28/19	CGW	MARKING FOR UTBC AND CONCRETE REVISED, REFERENCE NOTE UPDATED
1	2/22/18	CGW	NEW DRAWING

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

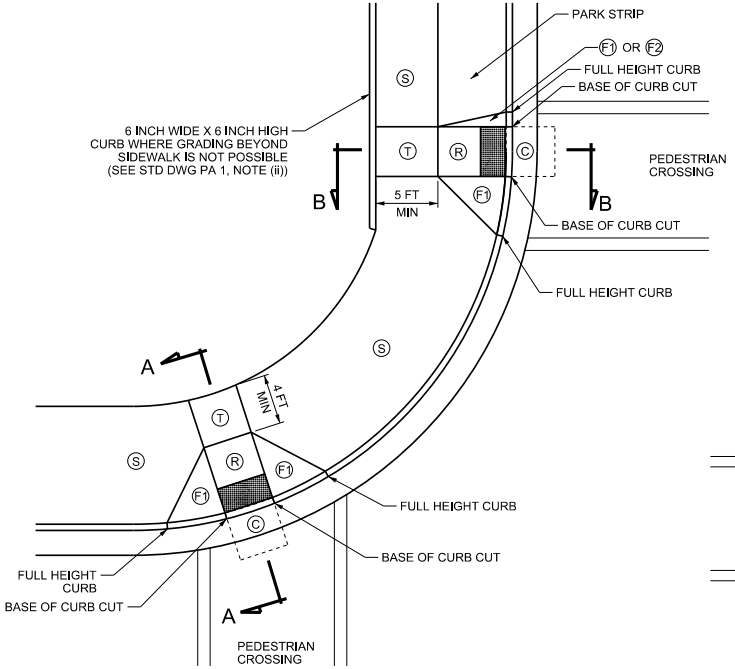
RECOMMENDED FOR APPROVAL — DATE 03/17/2021
CHAIRMAN STANDARDS COMMITTEE — DATE 03/17/2021
APPROVED
DEPUTY DIRECTOR — DATE

PEDESTRIAN ACCESS DETAILS

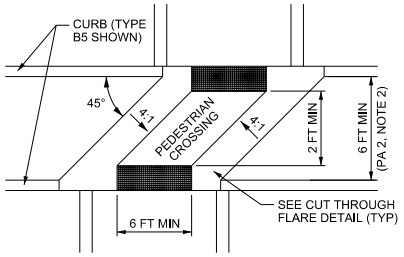
STANDARD DRAWING TITLE

STD. DWG. NO.
PA 3

DGN: F:\Jet On\Standardsand\Specs\Section\2022 Section\Electronic Books\Master Drawings\Drawing Batches for PDF\Batch 5 (PS, SP, SM, PA) 45 PA 45.dgn
15-MAR-2021

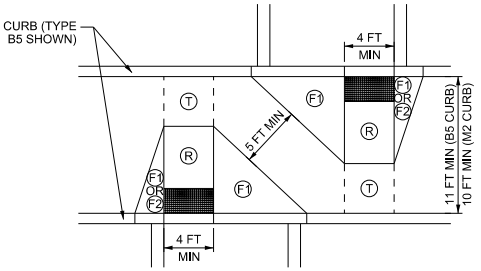


DUAL PERPENDICULAR RAMP AT CORNER OPTION



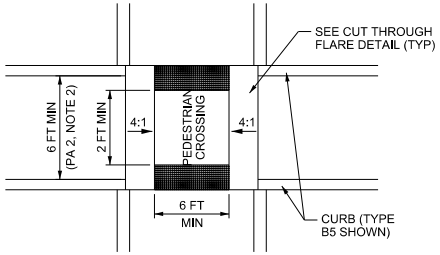
PEDESTRIAN REFUGE - ANGLED CUT THROUGH EXAMPLE

PREFERRED APPLICATION, ORIENT AS SHOWN



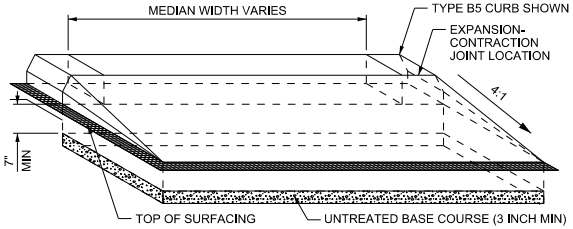
PEDESTRIAN REFUGE - PERPENDICULAR CURB RAMP EXAMPLE

ORIENT AS SHOWN

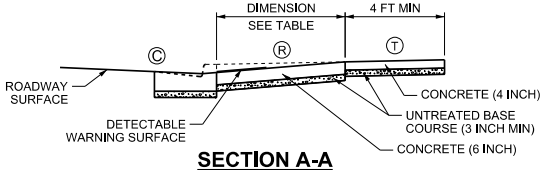


PEDESTRIAN REFUGE - CUT THROUGH EXAMPLE

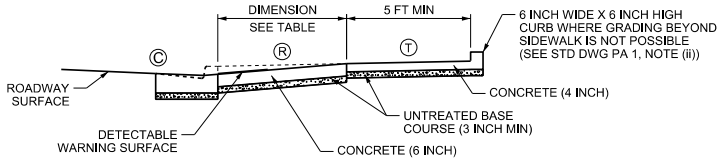
LIMITED USE WHEN ANGLED CUT THROUGH CAN NOT BE PLACED



CUT THROUGH FLARE DETAIL



SECTION A-A



SECTION B-B

MIN CONSTRUCTABLE DIMENSIONS		
CURB TYPE	SLOPE	MINIMUM DIMENSION (FT)*
B1-A	5%	11.6
B1-A	8.3%	5.2
B2-A	5%	15.75
B2-A	8.3%	7.2
M1-A	5%	5.75
M1-A	8.3%	2.3

* MIN LENGTHS ASSUME 2% SIDEWALK/PARKSTRIP CROSS SLOPE

NOTES:

1. REFER TO STD DWG PA 1 FOR DIMENSION TABLE AND GENERAL NOTES.
2. REFER TO STD DWG PA 2 FOR DETECTABLE WARNING SURFACE DETAILS.
3. REFER TO STD DWG PA 3, DETAIL A FOR CLEAR SPACE DETAIL.
4. RAMPS SHOWN ON THIS DRAWING ARE ACCEPTABLE FOR USE AT MID-BLOCK OR CORNER INSTALLATIONS.
5. PROVIDE TOOLED JOINTS ON ALL GRADE BREAKS.
6. PLACE REFUGE AS SHOWN WHEN RAISED MEDIAN CAN NOT BE PLACED ON BOTH SIDES OF CROSSWALK.
7. 4 FT MINIMUM WIDTH WHEN CUT THROUGH FLARE IS USED, 5 FT MINIMUM WIDTH WHEN CURBS ARE USED (CONSTRAINED ON TWO SIDES).
8. USE CROSSWALK SLOPES. SEE STD DWG PA 1, NOTES (iv) AND (v).
9. CUT THROUGH FLARE CAN BE OMITTED WHEN NOT IN THE DIRECTION OF PLOWING OPERATIONS.

REVISIONS

NO.	DATE	APPR.	REMARKS
2	2/28/19	CGW	REMOVED BLENDED TRANSITION; ADDED REFUGE BLAND DETAILS
1	2/22/18	CGW	NEW DRAWING

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

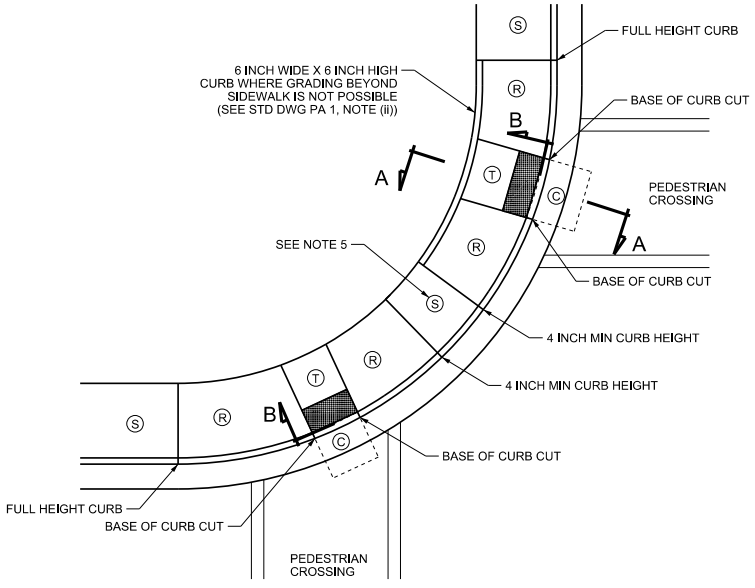
RECOMMENDED FOR APPROVAL — 04/28/2021
CHAIRMAN STANDARDS COMMITTEE APPROVED — 04/30/2021
DEPUTY DIRECTOR — DATE

PERPENDICULAR AND MEDIAN REFUGE PEDESTRIAN ACCESS

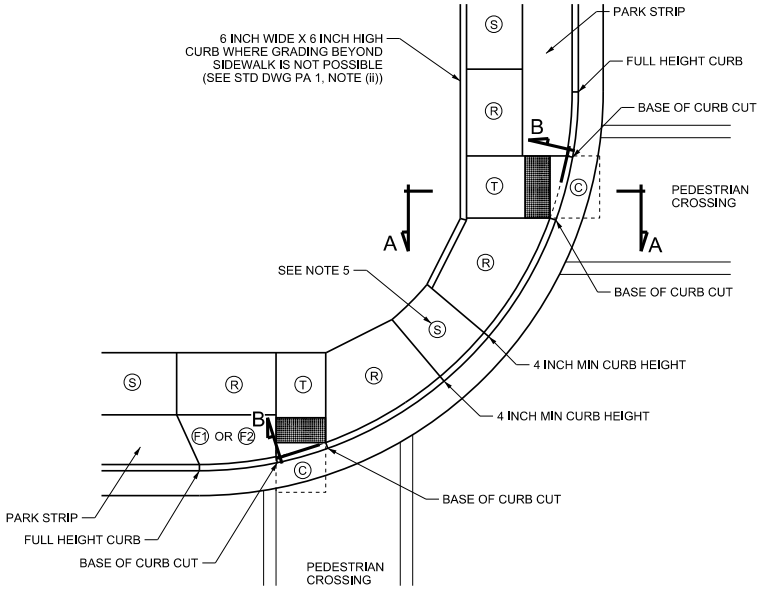
STANDARD DRAWING TITLE

STD. DWG. NO.
PA 4

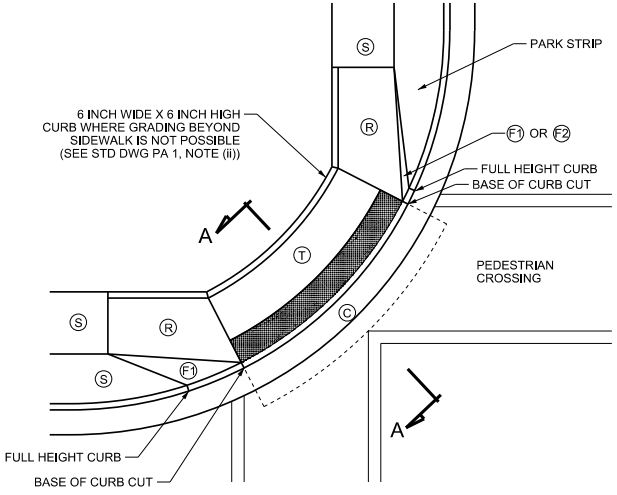
DGN File:D:\StandardsandSpecs\Section\2022 Section\MB - Preparation Working Area\Updates based on DC personal\Drawings that are fixed and need signature for insertion into Book File\PA 4v4.dgn
28-APR-2021



DUAL PARALLEL RAMP AT CORNER OPTION

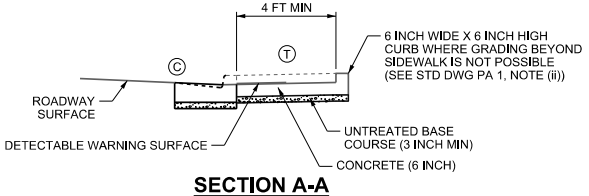


DUAL PARALLEL RAMP AT CORNER OPTION

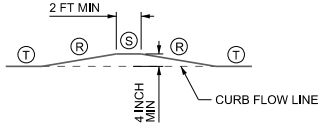


SINGLE DIAGONAL CORNER (APEX) RAMP OPTION

SEE STD DWG PA 1, NOTE C



SECTION A-A



SECTION B-B

SEE NOTE 5

NOTES:

1. REFER TO STD DWG PA 1 FOR DIMENSION TABLE AND GENERAL NOTES.
2. REFER TO STD DWG PA 2 FOR DETECTABLE WARNING SURFACE DETAILS.
3. REFER TO STD DWG PA 3, DETAIL A FOR CLEAR SPACE DETAIL.
4. RAMPS SHOWN ON THIS DRAWING ARE ACCEPTABLE FOR USE AT MID-BLOCK OR CORNER INSTALLATIONS.
5. PROVIDE A MINIMUM 2 FT WIDE SPACE BETWEEN ADJACENT RAMPS. THE CURB HEIGHT OF THIS SPACE IS A MINIMUM 4 INCHES TALL FROM CURB FLOW LINE TO TOP OF CURB. 2 FT WIDE SPACE CAN BE OMITTED WHERE THE ALGEBRAIC GRADE DIFFERENCE BETWEEN THE RAMPS DOES NOT EXCEED 13.3%. PROVIDE A 4 INCH MINIMUM CURB HEIGHT IN ALL CASES.
6. PROVIDE TOOLED JOINTS ON ALL GRADE BREAKS.

REVISIONS

NO.	DATE	APPR.	REMARKS
2	2/28/19	CGW	REVISED NOTE 5
1	2/22/18	CGW	NEW DRAWING

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

RECOMMENDED FOR APPROVAL — 03/17/2021
DEPUTY DIRECTOR — DATE

CHAIRMAN STANDARDS COMMITTEE
APPROVED — 03/17/2021
DATE

PARALLEL PEDESTRIAN ACCESS

STANDARD DRAWING TITLE

STD. DWG. NO.
PA 5

DGN File: D:\Standardized Specs\Section\2022 Section\Electronic Books\Master Drawings\Drawing Batches for PDF\Batch 5 (PS, SP, SW, PA) 45 PA 05.dgn
15-MAR-2021

Agenda Date: 01/05/2023 **Agenda Item Number:** 3e

Subject:

Consider approval of a reimbursement agreement with the Washington County Flood Control Authority for the Washington Fields Flood Control System (Merrill Road).

Item at-a-glance:

Staff Contact: Jay Sandberg

Applicant Name: N/A

Reference Number: N/A

Address/Location:

Merrill Road east of 3000 East

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

This agreement is to reimburse the City for a portion of the cost of design and installation of a storm drain from Washington City boundary along Merrill Road to 3000 East in St. George. The reimbursement amount is $400,000.

Staff Narrative (need/purpose):

This project will improve the drainage in the vicinity of Merrill Road and 3000 East as part of the 3000 East drainage project. This segment of storm drain is the only portion of the 3000 East drainage project that qualifies for Flood Control Authority funding as the drainage is common to St. George and Washington City.

Name of Legal Dept approver: Ryan N. Dooley

Budget Impact:

Cost for the agenda item: 0

Amount approved in current FY budget for item: 0

If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:

N/A

Description of funding source:

N/A

Recommendation (Include any conditions):

Approval

REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF ST. GEORGE AND THE WASHINGTON COUNTY FLOOD CONTROL AUTHORITY FOR THE WASHINGON FIELDS FLOOD CONTROL SYSTEM (MERRILL ROAD)

THIS AGREEMENT dated the _____ day of _____, 2022, between the City of St. George, Utah (hereinafter "CITY"), a municipal corporation, and the Washington County Flood Control Authority, (hereinafter "AUTHORITY").

RECITALS

Whereas, CITY and AUTHORITY wish to enter into an agreement to design and construct flood control improvements known as the ***Washington Fields Flood Control System (Merrill Road)*** located within the City of St. George, and (hereinafter "Project") which shall be partially funded by the Authority; and

Whereas, AUTHORITY determined that the Project was within the mission of AUTHORITY, that they had funds available and that this was an appropriate project to assist on by providing funding therefore they authorized funding for the Project; and

Whereas, CITY will create and manage the Project and AUTHORITY will reimburse CITY for a portion of the work done on the project as provided herein.

AGREEMENT

Now therefore, in consideration of the covenants contained herein, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, AUTHORITY and CITY agree as follows:

1. Project: At its own expense CITY shall design and construct the Project as described in the scope of work (Exhibit A which is hereby incorporated into this document). All aspects of the work shall be under the direction of CITY and shall be the sole responsibility of CITY. The Project shall be constructed consistent with approved construction drawings on file with CITY. The Project shall not be deemed complete until accepted by CITY. Upon completion of construction, CITY shall assume all maintenance responsibilities and costs. CITY acknowledges that AUTHORITY does not have any ownership interest in, or any continuing liability relative to the Project other than the obligation to pay the reimbursement amount provided herein. CITY may construct or install other improvements in conjunction with Project, but those improvements shall not be considered part of the Project and shall have no effect on the amount of funds reimbursed to CITY. Changes to the Project that increase AUTHORITY's cost participation will not be made without consent from both parties to this Agreement.

2. Compliance with City Design and Standards: CITY acknowledges and agrees that it must comply with all applicable laws and requirements necessary for completion of the Project and completion with the CITY design and construction standards or if no standards have been adopted by CITY then CITY must comply with accepted industry standards.

3. Reimbursement: CITY and AUTHORITY anticipate the total cost of the Project to be $1,500,000.00 AUTHORITY agrees to reimburse CITY up to $400,000. CITY will pay the remaining costs of the Project. A cost breakdown of the Project is shown in Exhibit A.

a. Payment of AUTHORITY's obligation shall be made in installments beginning within thirty (30) days of written notification of the partial completion of the Project and written proof of the partial actual costs of the Project until paid in full.
b. AUTHORITY reserves the right to adjust the payment plan if funds are not available. Available funds mean funds held by AUTHORITY in excess of 20% of the fees collected from the Primary Members of AUTHORITY during a fiscal year.
c. AUTHORITY shall not pay any CITY administrative fees. Administrative fees shall not be included in the price of the Project.
d. Pursuant to the Interlocal Agreement for the AUTHORITY the withdrawal of any Primary Member of the AUTHORITY from the AUTHORITY shall not adversely affect this Agreement or relieve the withdrawing Primary Member of its obligation to pay its share of obligations, indebtedness and liabilities incurred prior to withdrawal.

4. Indemnity. City shall defend, indemnify, save and hold harmless AUTHORITY, its governing body, officers and agents against all claims, demands, causes or action, suits or judgements, including but not limited to all claims, demands, causes of action, suits or judgements, including but not limited to all claims, demands, causes of action, suits or judgements for death or injuries to persons or for loss of or damage to property, arising out of or in connection with this Agreement. In the event of any such claims made or suits filed against AUTHORITY, AUTHORITY shall give CITY prompt written notice. CITY agrees to defend against any claims brought or actions filed against AUTHORITY, whether such claims or actions are rightfully or wrongfully brought or filed. In case a claim should be brought, or an action filed with respect to the subject of indemnity herein, CITY agrees that AUTHORITY may employ attorneys of its own selection to appear and defend the claim or action on its own behalf at the expense of CITY. Said attorney fees shall be reasonable and subject to review by CITY.
    a. CITY shall indemnify, defend, save and hold harmless AUTHORITY, its governing body, officers, and representatives against any and all claims, suits, causes of action, demands, losses, costs and damages and liability of every kind including but not limited to all fees and charges of attorneys and other professionals and all court or other dispute resolution for:
        i. death or injuries to persons or for loss of or damage to property caused by, resulting from, or arising out of r in connection with this Agreement.
        ii. CITY's failure or refusal, whatever the reason, to pay subcontractors or suppliers for Work performed under this Agreement.
        iii. Claims by any employee of the CITY, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, CITY's indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the CITY or any subcontractor under workmen's compensation acts, disability benefit acts or other employee benefits acts.
    b. AUTHORITY shall give CITY prompt written notice of any such claims or suits filed against AUTHORITY arising under this Agreement. CITY agrees to defend against any claims brought or actions filed against AUTHORITY arising out of the services provided under this Agreement, whether such claims or actions are rightfully or wrongfully brought or filed. When a claim is brought, or an action filed with respect to the subject of

indemnity herein, CITY agrees that AUTHORRITY may employ a separate attorney of its own selection to appear and defend the claim or action on its own behalf at the expense of CITY. CITY shall be responsible for all costs associated with any claim, demand, action, suit, or judgment including attorney fees for AUTHORITY.

c. The insurance requirements in this agreement shall not be construed as limiting CITY'S liability. Irrespective of the requirements for CITY to carry insurance as provided herein, insolvency, bankruptcy, or failure of any insurance company to pay all claims accruing shall not be held to relieve CITY of obligations under this agreement.

5. Insurance: CITY shall have a continuing duty to require any contractor engaged to perform the work on the Project to procure and maintain insurance against claims for injuries to persons or damages to the property which may arise from, or in connection with the exercise of the rights, privileges, and authority granted hereunder to the CITY, its agents, representatives, or employees. CITY shall provide to the AUTHORITY for its respective interests may appear prior to the commencement of any work or installation of any facilities pursuant to this franchise.
    a. Neither contractor, nor any subcontractor, shall enter the site of the work or commence work under this contract before AUTHORITY has received and accepted certificate(s) of insurance, and insurance endorsements.
    b. Insurance certificates shall set forth the following information and shall be signed by an authorized representative of the insurance company:
        i. Name and address of the insured.
        ii. Shall name as certificate holder the AUTHORITY. Certificate holder shall be named as additional primary insured without offset against their exiting insurance.
        iii. The location of the operations to which the insurance applied.
        iv. The number of the policy and the type of types of insurance in force thereunder on the date borne by the certificate.
        v. The expiration date of the policy and the limit or limits of liability thereunder on the date borne by the certificate.
        vi. A statement that the insurance covered by the certificate applies to all of the operations on and at the site of the work which are undertaken by the insured during the life of the contract.
        vii. A statement that all coverage is on an occurrence basis rather than a claims basis.
        viii. A provision that the policy or policies may not be cancelled, denied renewal, or reduced in coverage until at least 30 days after written notice has been received by AUTHORITY.
        ix. A statement that a cross liability or severability of interests' clause is included, unless a separate policy covering AUTHORITY is provided.
        x. Name, address, and telephone number of the insurance company's agent of process in Utah.
        xi. Other information to demonstrate compliance with additional requirements stipulated for the various types of insurance coverages.
    c. Commercial General Liability and Property Damage Insurance:

i. Contractor shall procure, and maintain during the life of the contract, such general liability and property damage insurance necessary to protect itself, AUTHORITY, and CITY, the certificate holder, and subcontractors performing work under this contract, from all claims and legal costs for bodily injury or personal injury, including accidental death and property damage arising from operations under this contract, whether such operations are the contractor's or the subcontractors'.

ii. The minimum general liability and property damage liability shall be as follows:
    1. Comprehensive general liability insurance for insurance for injuries, including accidental death, to any one person in any one occurrence in an amount not less than $1,000,000 Dollars.
    2. Comprehensive general liability insurance for injuries, including accidental death, to two or more persons in any one occurrence in an amount not less than $3,000,000 Dollars.
    3. Broad form property damage insurance in an amount not less than $300,000 Dollars.

iii. Such policy shall include each of the following coverage's:
    1. Comprehensive form.
    2. Premises – operations.
    3. Explosion and collapse hazard.
    4. Underground hazard.
    5. Product/completed operations hazard.
    6. Contractual insurance.
    7. Broad form property damage, including completed operations.
    8. Independent contractors.
    9. Personal injury.

d. Builder's "All Risk" Insurance. Contractor shall provide certificates of insurance showing that contractor has obtained, for the duration of the contract time, builder's risk "All Risk" insurance in the amount equal to the contract price including flood, tidal wave, and earthquake, but excluding tidal wave and earthquake coverage in excess of 5 percent of the contract price.

6. Assignment. Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without prior written consent of CITY and WCF, which consent shall not be unreasonably withheld.
7. Binding Effect. All of the provisions of this Agreement shall inure to the benefit of and be binding upon the heirs, assigns, receivers, and successors of the parties.
8. No Joint Venture, Partnership or Third-Party Rights. Nothing in this Agreement is intended to, or shall be deemed to, constitute a partnership or joint venture between WCF and CITY. No term or provision of this Agreement is intended to or shall, be for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

9. Integration. This Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understanding of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.
10. Severability. If any part or provision of this Agreement shall be determined to be unconstitutional, invalid, or unenforceable by a court of competent jurisdiction, such a decision shall not affect any other part or provision of this Agreement.
11. Survival. It is expressly agreed that the terms, covenants, and conditions of this Agreement shall survive any legal act or conveyance required under this Agreement.
12. Headings. The section and other headings in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.
13. Governing Law and Venue. This Agreement shall be construed according to the laws of the State of Utah. The parties agree that venue for all legal actions, unless they involve a cause of action with mandatory federal jurisdiction, shall be the Fifth District Court for the State of Utah. The parties further agree that the Federal District Court for the District of Utah shall be the venue for any cause of action with mandatory federal jurisdiction.
14. Notices. All notices required herein, and subsequent correspondence in connection with this agreement shall be given in writing and shall be mailed to the following:

Washington County Flood Control Authority	City of St. George, Utah
197 East Tabernacle	175 East 200 North
St. George, Utah 84770	St. George, Utah 84770
Attn: Susana Arias	Attn: Legal Department

Such notices shall be deemed delivered following the mailing of such notices in the United States mail or email. Adequate notice shall be deemed given at the addresses set forth herein unless written notice is given by either party of a change of address.

15. Attorney Fess and Court Costs. In the event of any litigation between the parties arising out of or related to this Agreement, the prevailing part shall be entitled to recover from the other party reasonable attorney fees, court costs, and any other reasonable costs incurred in connection with such action, whether at trial or on appeal.

16. Counterparts. This Agreement may be executed in counterparts each of which shall be an original and shall constitute one and the same agreement.

17. Authority of Parties. The parties executing this Agreement warrant and represent that they are duly authorized to do so in the capacity stated.

Washington County Flood Control Authority:

Jimmie Hughes, Chairman

Approved as to form:

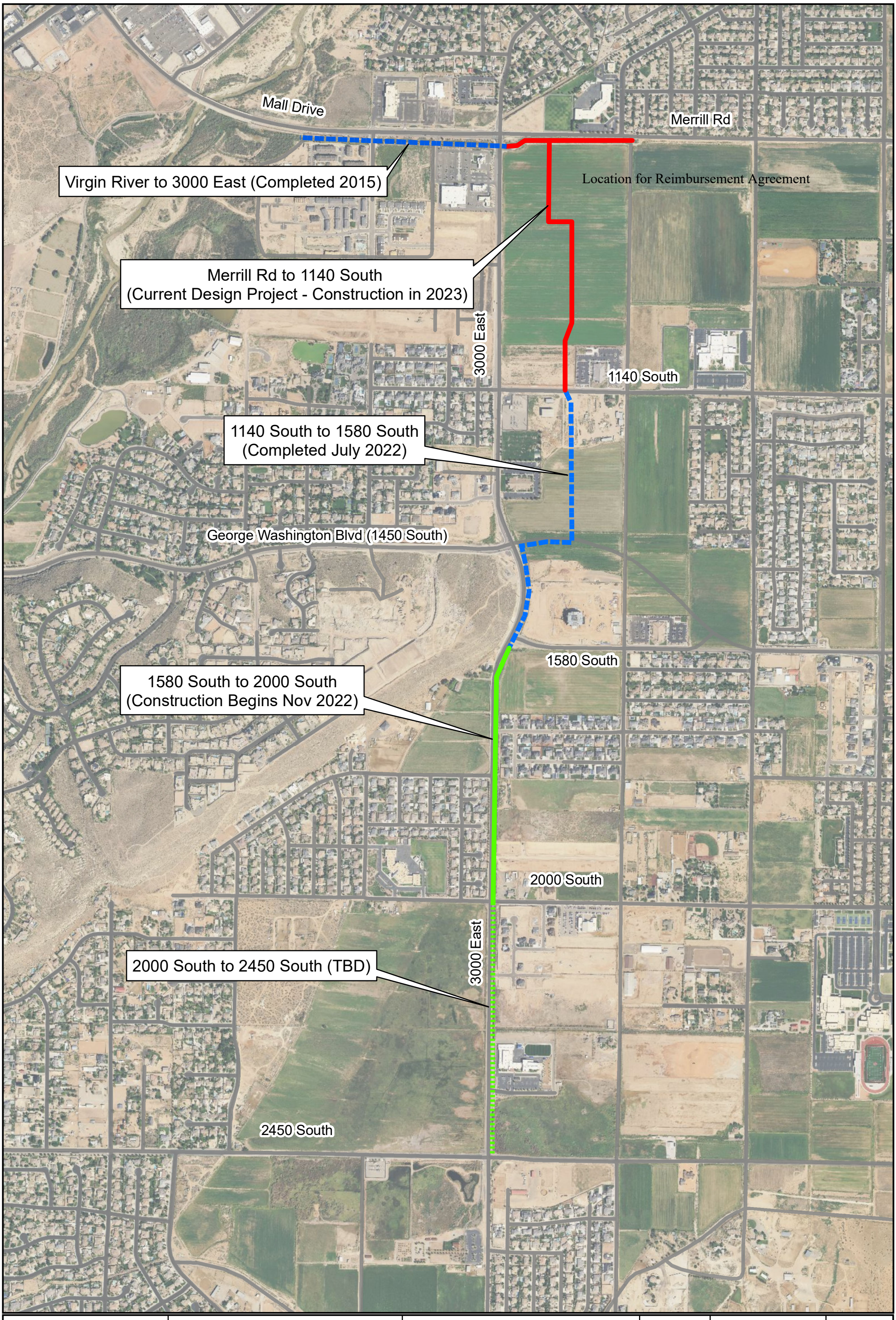
Ryan N. Dooley, Assistant City Attorney

City of St. George, Utah:

Michele Randall, Mayor

Attest:

Christina Fernandez, City Recorder



BOWEN COLLINS & ASSOCIATES

ST. GEORGE CITY

WASHINGTON FIELDS DRAINAGE CORRIDOR

PROJECT PHASING MAP

NORTH:

SCALE: 0 400 800 Feet

FIGURE NO. 1

S:\St. George City\001-20-02 Washington Fields Drainage Phase 2\2.0 Design Phase\2.9 GIS\2.9.3 Figures\Washington Fields Overview.mxd cmerrell 9/29/2022

ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
NOVEMBER 3, 2022, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Mayor Pro Tem Jimmie Hughes
Councilmember Gregg McArthur
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner

EXCUSED:

Mayor Michele Randall

STAFF MEMBERS PRESENT:

City Manager John Willis
Assistant City Manager Deanna Brklacich
City Attorney Tani Pack Downing
City Recorder Christina Fernandez
Planner Dan Boles
Planner Carol Davidson
Planner Mike Hadley
Assistant Public Works Director Wes Jenkins

CALL TO ORDER, INVOCATION, AND FLAG SALUTE:

Mayor Pro Tem Hughes called the meeting to order and welcomed all in attendance. The invocation was offered by Sharon Shores with the Universal Life Church Ministries and The Pledge of Allegiance to the Flag was led by Councilmember Larkin.

Link to call to order, invocation, and flag salute: 00:00:00 [Recording 1]

PROCLAMATIONS:

Reading of a Proclamation proclaiming November 4, 2022 as Skyler Howes Day.

Proclamation was accepted by Skyler Howes.

Agenda Packet [Page 5]

Reading of a Proclamation proclaiming November 6 – 12, 2022 as Type 1 Diabetes Awareness Week.

Proclamation was accepted by Dr. Monica Moreno, members of the Washington County Diabetes Youth Organization, and residents living with Type 1 Diabetes.

Link to reading of proclamations: 00:02:53 [Recording 1]

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MAYOR'S RECOGNITIONS AND UPDATES:

Link to employee Hank Chou being recognized and highlighted: 00:13:12 [Recording 1]

DRAFT

COMMENTS FROM THE PUBLIC:

Link to Mayor Pro Tem Hughes outlining the rules for speaking and comments made by residents Brad Bennett, Kimberly Miller, Chris Keil, Alexis Ence, Gwen Hurd, Curt Sorweid, April McKee, Katherine Knight, Jim Caster, Erika Hodges, Carmelo ??, Rusty Andrus, Morgan Barrick, Sarah Ostler, Sherine Smith, Ron Woodbury, Tom Butine, Elise West, Tommy Wade, Kenzie Thomason, and Dan Cooper, including discussion between Mayor Pro Tem Hughes, the City Council, City staff, and residents who submitted forms to speak about items that are scheduled to be on a future agenda and comments from Councilmember Tanner with regards to comments made by Ms. Knight: 00:19:04 [Recording 1]

Link to comments from Mayor Pro Tem Jimmie Hughes: 01:37:10 [Recording 1]

Mayor Pro Tem Hughes called for a short recess.

CONSENT CALENDAR:

a. Consider approval to award bid to American Pavement Preservation for the Slurry Seal Project.

BACKGROUND and RECOMMENDATION: This was a formal bid. Five (5) bids were received. Staff recommends awarding the bid to American Pavement Preservation in the amount of $320,205.

b. Consider approval to award bid to Geneva Rock Products for the Micro-Surface Project.

BACKGROUND and RECOMMENDATION: This was a formal bid. Two (2) bids were received. Staff recommends awarding the bid to Geneva Rock Products in the amount of $336,336.

c. Consider approval to award bid to Holbrook Asphalt for the FY 2023 Crack Seal Project.

BACKGROUND and RECOMMENDATION: total of eight (8) bids were received. The low bid was from Superior Asphalt in the amount of $311,325; however, due to the local preference provision of our purchasing ordinance, Holbrook Asphalt, a local contractor, was able to match their bid. Staff recommends awarding the bid to Holbrook Asphalt in the amount of $311,325.

d. Consider approval of a Memorandum of Agreement between The State of Utah Division of State Parks and the City of St. George for maintenance of the Red Hills Detention Basin.

BACKGROUND and RECOMMENDATION: A floodwater detention basin will be constructed on the site. The property is within the Desert Reserve and Red Cliffs State Park. This agreement allows the City to construct and maintain the basin. Staff recommends approval.

DRAFT

e. Consider approval of a Professional Services Agreement with Desert Edge Architecture for the design and construction management of the SunTran Maintenance and Administration Facility.

BACKGROUND and RECOMMENDATION: This project will be funded by a grant from UDOT. The facility will facilitate the buses, maintenance, and overnight parking of buses used for the proposed Springdale route. Staff recommends approval.

f. Consider approval of an Agreement for Purchase of Water Rights from the Dyer Family Trust.

BACKGROUND and RECOMMENDATION: At times, water rights within the City of St. George become available for purchase. The City generally is interested in purchasing these water rights for future development of a water source to expand capacity in existing water sources. Staff recommends approval.

g. Consider approval of a Real Property Purchase Agreement with Wells Fargo.

BACKGROUND and RECOMMENDATION: The City has a need to purchase land on which to site a new city hall to meet the needs of the city and to allow expansion for the Police Department into the current city hall. This agreement is to purchase approximately 2.5 acres on Main Street just south of the Wells Fargo bank building. Staff recommends approval of the agreement, allowing the Legal Department to make final adjustments prior to signature.

h. Consider approval of minutes from the meetings held on September 1, 2022; September 22, 2022 (Regular Meeting); September 22, 2022 (Work Meeting); September 22, 2022 (Joint Planning Commission Work Meeting); September 29, 2022 (Regular Meeting); September 29, 2022 (Work Meeting); October 13, 2022; October 20, 2022; and October 27, 2022.

Link to presentation from City Manager John Willis, including comments from Councilmember Larsen, Public Works Director Cameron Cutler, and Councilmember McArthur regarding item c, and comments from Councilmember Larkin regarding item d: 00:00:00 [Recording 2]

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Link to motion: 00:03:07 [Recording 2]

MOTION:
A motion was made by Councilmember Larkin to approve the consent calendar as presented.

SECOND:
The motion was seconded by Councilmember Larsen.

DRAFT

VOTE:

Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

AMEND PD ZONE/ORDINANCE:

Consider approval of an ordinance amending the Desert Color Planned Development (PD) zone for previously approved 42 multi-family units to be known as Visionary Sage Haven Phases 10 & 11 on approximately 3.28 acres located generally at intersection of Jasper Ridge Drive & Owen Drive. Case No. 2022-ZCA-036

BACKGROUND and RECOMMENDATION: Since the time that these units were approved in February of 2021, the master developer has been constructing infrastructure and building has commenced on the property. In that time, the builders of the subject building have decided that they would like to modify the elevations of their townhomes. At their meeting held on October 18, 2022, the Planning Commission held a public hearing and recommended approval.

Link to presentation from Planner Dan Boles: 00:03:45 [Recording 2]

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Link to motion: 00:06:11 [Recording 2]

MOTION:

A motion was made by Councilmember Larkin to approve the ordinance amending the Desert Color Planned Development (PD) zone for previously approved 42 multi-family units to be known as Visionary Sage Haven Phases 10 & 11 on approximately 3.28 acres located generally at the intersection of Jasper Ridge Drive & Owen Drive.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

Mayor Pro Tem Hughes called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

DRAFT

CONDITIONAL USE PERMIT:

Consider approval of a conditional use permit to add eight (8) additional units to the existing development to be known as Dixie Center Townhomes on approximately 1.54 acres located at approximately 850 East 600 South. Case No. 2022-CUP-007

BACKGROUND and RECOMMENDATION: On June 3, 2021, the City Council approved this conditional use permit that would allow the developer to complete this project. If permits have not been granted or construction drawings haven't been approved within a year, approvals expire. The applicant has been working towards approval of their construction drawings but came up short and the approvals expired. At their meeting held on October 25, 2022, the Planning Commission held a public hearing and recommended approval.

Link to presentation from Planner Dan Boles, including discussion between the City Council, and City staff: 00:06:58 [Recording 2]

Agenda Packet [Page 194]

Link to motion: 00:12:20 [Recording 2]

MOTION:

A motion was made by Councilmember McArthur to approve the conditional use permit to add eight (8) additional units to the existing development to be known as Dixie Center Townhomes on approximately 1.54 acres located at approximately 850 East 600 South.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

ADOPT THE DOWNTON PLANNING AREA/ORDINANCE:

Consider approval of an ordinance adopting the Downtown Area Plan.

BACKGROUND and RECOMMENDATION: The City has been undergoing the process of updating our General Plan, and in conjunction with this update, the City would like to present our Downtown Area Plan. This vision document focuses in on future planning within the downtown area. With the large size and many distinct neighborhoods in St. George, the City will benefit with several neighborhood-area plans. The first area plan to be presented for adoption is the Downtown Area Plan.

DRAFT

At their meeting held on October 18, 2022, the Planning Commission held a public hearing and recommended approval; no comments were made.

Link to presentation from Planner Carol Davidson, including discussion between the City Council, City staff, the Mayor Pro Tem, and Whitney Ward with VCBO Architectures: 00:13:05 [Recording 2]

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Link to motion: 00:41:02 [Recording 2]

MOTION:
A motion was made by Councilmember McArthur to approve the ordinance adopting the Downtown Area Plan as presented by staff, without the recommendations of the Planning Commission.

SECOND:
The motion was seconded by Councilmember Larkin.

Link to comments from the City Council: 00:41:30 [Recording 2]

Link to vote: 00:42:17 [Recording 2]

VOTE:
Mayor Pro Tem Hughes called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – nay

The motion carried.

PRELIMINARY PLAT:

Consider approval of the preliminary plat for Auburn Hills Phase 16, a 10-lot residential subdivision located at approximately the northwest corner of Auburn Hills Phase 1.

BACKGROUND and RECOMMENDATION: The proposed subdivision is located in the Desert Color development. The zoning is PD-R (Planned Development Residential). The proposed preliminary plat meets the current general plan designation and zoning. At their meeting held on October 25, 2022, the Planning Commission recommended approval.

Link to presentation from Assistant Public Works Director Wes Jenkins: 00:43:10 [Recording 2]

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Link to motion: 00:44:21 [Recording 2]

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MOTION:
A motion was made by Councilmember Tanner to approve the preliminary plat for Auburn Hills Phase 16, a 10-lot residential subdivision located at approximately the northwest corner of Auburn Hills Phase 1.
SECOND:
The motion was seconded by Councilmember Larkin.
VOTE:
Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:
Consider approval of the preliminary plat for Desert Canyons Business Phase 1, a 12-lot commercial subdivision located at approximately the intersection of Airport Parkway and Southern Parkway.

BACKGROUND and RECOMMENDATION: The proposed subdivision is located in the Desert Canyons area. The general plan is RES/OS and the zoning is C-2. The proposed preliminary plat meets the current general plan designation and zoning. At their meeting held on October 25, 2022, the Planning Commission recommended approval.

Link to presentation from Assistant Public Works Director Wes Jenkins, including discussion between the City Council and staff: 00:44:47 [Recording 2]

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Link to motion: 00:46:05 [Recording 2]

MOTION:
A motion was made by Councilmember McArthur to approve the preliminary plat for Desert Canyons Business Phase 1, a 12-lot commercial subdivision located at approximately the intersection of Airport Parkway and Southern Parkway.
SECOND:
The motion was seconded by Councilmember Larsen.
VOTE:
Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye

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Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of the preliminary plat for Webb Acres Phases 2 and 3, a 49-lot residential subdivision located at approximately 3430 East and Seegmiller Drive.

BACKGROUND and RECOMMENDATION: The general plan designation on this property is LDR (Low Density Residential) and the zoning is RE-20 (Residential Estates 20,000 sq. ft. lot sizes). The proposed preliminary plat meets the current general plan designation and zoning. At their meeting held on October 25, 2022, the Planning Commission recommended approval.

Link to presentation from Assistant Public Works Director Wes Jenkins: 00:46:30 [Recording 2]

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Link to motion: 00:48:00 [Recording 2]

MOTION:

A motion was made by Councilmember Larsen to approve the preliminary plat for Webb Acres Phases 2 and 3, a 49-lot residential subdivision located at approximately 3430 East and Seegmiller Drive.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

APPOINTMENTS:

Appointments to Boards and Commissions of the City.

Link to Mayor Pro Tem Hughes recommending appointing City Manager John Willis to the WCIA Board: 00:48:40 [Recording 2]

Link to motion: 00:49:07 [Recording 2]

DRAFT

MOTION:
A motion was made by Councilmember Larsen to appoint John Willis to the WCIA Board.
SECOND:
The motion was seconded by Councilmember Tanner.
VOTE:
Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Councilmember Larsen: 00:49:23 [Recording 2]

Link to reports from Councilmember McArthur: 00:49:48 [Recording 2]

Link to reports from Mayor Pro Tem Hughes: 00:50:40 [Recording 2]

Link to reports from Councilmember Larkin: 00:50:57 [Recording 2]

Link to additional reports from Mayor Pro Tem Hughes: 00:52:05 [Recording 2]

Link to additional reports from Councilmember Larkin: 00:53:12 [Recording 2]

Link to comments from City Manager John Willis: 00:53:30 [Recording 2]

ADJOURN TO A CLOSED MEETING:

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.

A closed session was not needed.

ADJOURN:

Link to motion: 00:54:13 [Recording 2]

MOTION:
A motion was made by Councilmember Larkin to adjourn.
SECOND:
The motion was seconded by Councilmember Tanner.
VOTE:
Mayor Pro Tem Hughes called for a vote, as follows:

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Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

_____
Christina Fernandez, City Recorder

DRAFT

ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
NOVEMBER 10, 2022, 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM

PRESENT:

Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Gregg McArthur
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner

STAFF MEMBERS PRESENT:

City Manager John Willis
Assistant City Manager Deanna Brklacich
Assistant City Manager Marc Mortensen
City Attorney Tani Pack Downing
City Recorder Christina Fernandez
Public Works Director Cameron Cutler – left the meeting at 5:15 p.m.
Budget and Financial Planning Manager Robert Myers
Communications and Marketing Director David Cordero
Economic Development and Housing Director Shirlayne Quayle
Police Chief Kyle Whitehead
Fire Chief Robert Stoker
Deputy Fire Chief Brad Esplin
Battalion Chief Robert Hooper
Emergency Communications Director Justin Grenier
Planner Dan Boles
Planner Carol Davidson

OTHERS PRESENT:

Ryan Anderson with UDOT – left the meeting following item 1
Sharice Walker – left the meeting following item 1
HG Kunzler – left the meeting following item 1
Justin Peterson – left the meeting following item 1
Lisa Beck – left the meeting following item 1
Laurie Mcknight – left the meeting following item 1
Mike Moffitt with Gold Cross Ambulance
John Miller with Gold Cross Ambulance
Dr. Jared Cox with Gold Cross Ambulance
Dr. Brett Christiansen with Intermountain Healthcare
Resident Steve Kemp
Resident Rob Carlson
Resident Kaden Randall

CALL TO ORDER, INVOCATION, AND FLAG SALUTE:

Mayor Randall called the meeting to order and welcomed all in attendance. The invocation was offered by Reverend Alex Wilkie and The Pledge of Allegiance to the Flag was led by Councilmember Hughes.

Link to call to order, invocation, and flag salute: 00:00:00 [Recording 1]

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DISCUSSION REGARDING ALTERNATIVES TO THE I-15 ENVIRONMENTAL ASSESSMENT:

Link to introduction from Public Works Director Cameron Cutler and presentation from Ryan Anderson with UDOT, including discussion between Mayor Randall, the City Council, City staff, and residents Steve Kemp and Rob Carlson: 00:01:57 [Recording 1]

Agenda Packet [Page 3]

DISCUSSION REGARDING MULTI-FAMILY PARKING REQUIREMENTS:

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between Mayor Randall, the City Council, City staff, and resident Steve Kemp: 00:57:05 [Recording 1]

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DISCUSSION REGARDING DRIVEWAY LENGTHS/ALLEYWAYS:

Link to introduction from City Manager John Willis and presentation from Planner Carol Davidson, including discussion between Mayor Randall, the City Council, and City staff: 01:27:32 [Recording 1]

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Mayor Randall called for a short recess.

DISCUSSION REGARDING GOLD CROSS AMBULANCE STAFFING PROPOSAL:

Link to presentation from Battalion Chief Robert Hooper, including discussion between Mike Moffitt with Gold Cross Ambulance, the City Council, Mayor Randall, John Miller with Gold Cross Ambulance, Fire Chief Robert Stoker, Dr. Brett Christiansen, Emergency Communications Manager Justin Grenier, and resident Kaden Randall: 00:00:00 [Recording 2]

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REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to report from Councilmember Hughes: 01:09:47 [Recording 2]

Link to report from Councilmember Larsen and Mayor Randall: 01:12:33 [Recording 2]

Link to report from Councilmember Larkin: 01:12:45 [Recording 2]

Link to report from Mayor Randall and City Manager John Willis: 01:13:44 [Recording 2]

Link to additional reports from Councilmember Larkin: 01:15:12 [Recording 2]

Link to additional reports from Mayor Randall: 01:17:25 [Recording 2]

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REQUEST A CLOSED SESSION:

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.

A closed session was not needed.

AJOURN:

Link to motion: 01:19:30 [Recording 2]

MOTION:

A motion was made by Councilmember McArthur to adjourn.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

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Christina Fernandez, City Recorder

DRAFT

ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
NOVEMBER 17, 2022, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Mayor Michele Randall
Councilmember Jimmie Hughes - arrived at 5:10 p.m.
Councilmember Gregg McArthur
Councilmember Dannielle Larkin
Councilmember Michelle Tanner

EXCUSED:

Councilmember Natalie Larsen

STAFF MEMBERS PRESENT:

City Manager John Willis
Assistant City Manager Deanna Brklacich
City Attorney Tani Pack Downing
City Recorder Christina Fernandez
Deputy City Attorney Jami Brackin
Administrative Services Director Trevor Coombs
Fire Chief Robert Stoker
Communications and Marketing Director David Cordero
Airport Manager Rich Stehmeier
Planner Carol Davidson
Development Office Manager Brenda Hatch

CALL TO ORDER, INVOCATION, AND FLAG SALUTE:

Mayor Randall called the meeting to order and welcomed all in attendance. The invocation was offered by Reverend Jimi Kestin with Solomons Porch Foursquare Fellowship and The Pledge of Allegiance to the Flag was led by Mayor Randall

Link to call to order, invocation, and flag salute: 00:00:00

MAYOR'S RECOGNITIONS AND UPDATES:

Link to presentation from Washington City Mayor Kress Staheli: 00:04:37

CONSENT CALENDAR:

a. **Consider approval to purchase loose equipment for two (2) new fire apparatus from LN Curtis.**

BACKGROUND and RECOMMENDATION: This request is to purchase loose equipment including hose, nozzles, tools, adaptors, fans, saws etc. for the two new fire apparatus that are on order. This is the majority of fire equipment required for these apparatus per the National Fire Protection Association (NFPA) standards along with the Insurance Services Office (ISO) requirements and service delivery / response. Staff recommends purchase of the loose equipment from LN Curtis in the amount of $261,471.26.

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b. Consider approval of a SASO Agreement with Wairworthy, LLC at the St. George Regional Airport.

BACKGROUND and RECOMMENDATION: Wairworthy is an aviation company that designs equipment and clothing for pilots. Wairworthy just launched its first product, a flight bag which received much fanfare in the aviation community and generated over $50,000 in the first month. Primary use for the hangar is to store their aircraft. A small portion of the hangar will be used for office space to run their business. Staff recommends approval of the agreement.

c. Consider approval of an Improvement Reimbursement Agreement between Ed Burgess (Ledges at Snow Canyon, LLC and Desert Valley Development, Inc) and the City of St. George for road improvements on Quarry Ridge Drive.

BACKGROUND and RECOMMENDATION: The developer of the Fieldstone subdivision is improving the east portion of Quarry Ridge Dr and the remaining west portion is the responsibility of the City. The City would like the developer to install the public improvements on the City's portion so that the full-width improvements are complete. The City's cost of improvements amounts to $273,032.78. Staff recommends approval of the agreement.

Link to presentation from City Manager John Willis: 00:08:15

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Link to motion: 00:08:35

MOTION:
A motion was made by Councilmember Larkin to approve the consent calendar as presented.

SECOND:
The motion was seconded by Councilmember McArthur.

VOTE:
Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND THE FISCAL YEAR 2022-23 BUDGET/RESOLUTION: Public hearing and consideration of a resolution to review and approve amendments to the Fiscal Year 2022-23 Budget.

BACKGROUND and RECOMMENDATION: State statute requires a public hearing when changes are requested to the City's budget. Staff typically bring budget

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openings forward to the City Council for consideration on a quarterly basis based on changes that occur during the fiscal year. Staff recommends taking public comment and approval of the resolution.

Link to introduction from City Manager John Willis and presentation from Budget and Financial Planning Manager Robert Myers: 00:08:59

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Link to public hearing: 00:10:18

Link to comments made by Councilmember Larkin: 00:10:28

Link to motion: 00:10:52

MOTION:
A motion was made by Councilmember Larkin to approve the budget amendment for the Fiscal Year 2022-2023 Budget as proposed.

SECOND:
The motion was seconded by Councilmember Tanner.

VOTE:
Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

AMEND TITLES 3 AND 10 OF CITY CODE PERTAINING TO MOBILE BUSINESS/ORDINANCE:

Consider approval of an ordinance amending portions of the City Code, including Title 3, Business and License Regulations, to add Mobile Business along with its operational requirements, time limits, and expiration date; and to amend portions of Title 10, Zoning Regulations, to add Mobile Business to be permitted in the C-2 and/or C-3 zone along with its specific standards, application, and parking requirements.

BACKGROUND and RECOMMENDATION: This request is to add mobile business to Title 3, Business and License Regulations, and to create specific standards in Title 10, Zoning Regulations, for these businesses. This item was presented to the City Council at a Work Meeting on October 27, 2022 for discussion on this topic and will be heard by the Planning Commission on November 15, 2022.

Link to presentation from Planner Carol Davidson, including discussion between the City Council, Deputy City Attorney Jami Brackin, Mayor Randall, Development Office Supervisor Brenda Hatch, and City Manager John Willis: 00:11:19

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Link to motion: 00:40:40

MOTION:

A motion was made by Councilmember Tanner to continue the item so that all of the changes discussed tonight can be captured.

Link to comments from Deputy City Attorney Jami Brackin, City Manager John Willis, and Councilmember Tanner: 00:40:58

Link to amended motion: 00:41:52

AMENDED MOTION:

Councilmember Tanner amended her motion to approve the business expiration dated and annual renewal and continue the remainder of the business ordinance for further discussion.

Link to further discussion, second, and vote: 00:42:16

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

PLANNED DEVELOPMENT COMMERCIAL AMENDMENT/ORDINANCE:

Consider approval of an ordinance amending the Southern Hills West PD-C (Planned Development Commercial) to remove the carwash and amend the site layout for a new commercial development on approximately 5.1 acres located on the northeast corner of River Road and White Dome Drive for a project to be known as White Dome Commercial. Case No. 2022-ZCA-046

BACKGROUND and RECOMMENDATION: On March 4, 2021, the city council approved the Southern Hills West PD-C (Planned Development Commercial) zone as a part of the Southern Hills Master Plan. Then on December 16, 2021, this portion of the PD-C was increased from 4.5 acres to 5.1 acres by changing the zone on .60 acres of the PD-R (Planned Development Residential) zone that is directly east of this property. The design and conceptual site plan of this project was also approved on this same date. This request is to make changes to the approved layout. The Planning Commission held a public hearing on this item on October 25, 2022 and

recommended approval with a vote of 5-0. No comments were made at the public hearing.

Link to presentation from Planner Carol Davidson: 00:43:55

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Link to motion: 00:47:06

MOTION:
A motion was made by Councilmember McArthur to approve the ordinance amending the Southern Hills West PD-C (Planned Development Commercial) to remove the carwash and amend the site layout for a new commercial development on approximately 5.1 acres located on the northeast corner of River Road and White Dome Drive for a project to be known as White Dome Commercial.

SECOND:
The motion was seconded by Councilmember Larkin.

VOTE:
Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY:

No appointments were made.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to report from Councilmember McArthur: 00:47:43

Link to report from Mayor Randall: 00:48:12

Link to report from Councilmember Larkin: 00:48:43

REQUEST A CLOSED SESSION:

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.

A closed session was not needed.

AJOURN:

Link to motion: 00:49:04

DRAFT

MOTION:
A motion was made by Councilmember Tanner to adjourn.
SECOND:
The motion was seconded by Councilmember Larkin.
VOTE:
Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

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Christina Fernandez, City Recorder

DRAFT

ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
NOVEMBER 30, 2022 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM

PRESENT:

Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Gregg McArthur – via Zoom
Councilmember Natalie Larsen
Councilmember Michelle Tanner – left the meeting during the closed session

STAFF MEMBERS PRESENT:

City Manager John Willis
Assistant City Attorney Ryan Dooley
City Recorder Christina Fernandez
Assistant City Manager Deanna Brklacich
Assistant City Manager Marc Mortensen
Energy Services Director Laurie Mangun
Budget and Financial Planning Manager Robert Myers
Facilities Manager Carlos Robles

REQUEST A CLOSED SESSION:

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.

Link to motion: 00:00:00 [Recording 1]

MOTION:

A motion was made by Councilmember Larkin to adjourn to a closed session to discuss possible litigation and property sale.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember McArthur – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

Link to discussion regarding Virgin River Land Trust: 00:00:00 [Recording 2]

Link to discussion the County's contribution to the St. George Musical Theater: 00:02:50 [Recording 2]

DRAFT

ADJOURN:

Link to motion: 00:09:34 [Recording 2]

MOTION:

A motion was made by Councilmember Larkin to adjourn.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember McArthur – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

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Christina Fernandez, City Recorder

DRAFT

ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
DECEMBER 8, 2022 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM

PRESENT:

Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Gregg McArthur
Councilmember Natalie Larsen
Councilmember Michelle Tanner

STAFF MEMBERS PRESENT:

City Manager John Willis
City Attorney Tani Pack Downing
Deputy City Attorney Jami Brackin
Deputy City Recorder Annette Hansen
Assistant City Manager Deanna Brklacich
Assistant City Manager Marc Mortensen
Water Services Director Scott Taylor
Public Works Director Cameron Cutler
Economic Vitality and Housing Director Shirlayne Quayle
Communications and Marketing Director David Cordero
Budget and Financial Planning Manager Robert Myers
Police Chief Kyle Whitehead
Executive Assistant Emilie Pinkelman
Facilities Services Director Carlos Robles
Parks and Community Services Director Shane Moore
Special Events Coordinator Sarah Reber

OTHERS PRESENT:

Jim Child, Galloway & Company, Inc.

CALL TO ORDER, INVOCATION, AND FLAG SALUTE:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Jim Kinzie with the Church of Jesus Christ of Latter-day Saints and member of the Interfaith Council and The Pledge of Allegiance was led by Councilmember Tanner.

Link to call to order, invocation, and flag salute: 00:00:00

DISCUSSION REGARDING A MITIGATION BANK FOR THE RED CLIFFS DESERT RESERVE ON CITY-OWNED PROPERTY AT THE WASTEWATER TREATMENT PLANT:

Link to introduction from City Manager John Willis and presentation from Water Services Director Scott Taylor, including discussion between the City Council, Mayor Randall, and City staff: 00:02:40

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UPDATE REGARDING THE NEW CITY HALL BUILDING:

Link to introduction from City Manager John Willis and presentation by Assistant City Manager Marc Mortensen, including discussion between the City Council, Mayor Randall, City staff, and Jim Child with Galloway & Company, Inc.: 00:23:10

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DISCUSSION REGARDING SPECIAL EVENTS:

Link to introduction from City Manager John Willis and presentation by Assistant City Manager Marc Mortensen, including discussion between the Council, Mayor Randall, and City staff: 01:24:00

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REPORTS AND UPDATES FROM THE MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to report from Councilmember Larkin: 02:24:34

Link to report from Councilmember Larsen: 02:25:02

REQUEST A CLOSED SESSION:

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.

A closed session was not needed.

ADJOURN:

Link to motion: 02:25:12

MOTION:

A motion was made by Councilmember Larkin to adjourn.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember McArthur – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

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Annette Hansen, Deputy City Recorder

DRAFT

ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
DECEMBER 15, 2022, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Gregg McArthur – left the meeting at 6:10 p.m.
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner

STAFF MEMBERS PRESENT:

City Manager John Willis
Assistant City Manager Deanna Brklacich
Assistant City Manager Marc Mortensen
City Attorney Tani Pack Downing
Deputy City Recorder Annette Hansen
Public Works Director Cameron
Financial Director Trevor Coombs
Budget and Financial Planning Manager Robert Myers
Communications and Marketing Director David Cordero
Economic Development and Housing Director Shirlayne Quayle
Police Chief Kyle Whitehead
Fire Chief Robert Stoker
Deputy Fire Chief Brad Esplin
Battalion Chief Robert Hooper
Battalion Chief Darren Imlay
Administrative Assistant Chelia Covington
Firefighter Garret Gleed
Recreation Manager Aaron Metler
Assistant Public Works Director Wes Jenkins
Planner Dan Boles
Planner Carol Davidson

OTHERS PRESENT:

Dimon McPherson with the St. George Musical Theater
Ralayna Amy with the St. George Musical Theater

CALL TO ORDER, INVOCATION AND FLAG SALUTE:

Mayor Randall called the meeting to order and welcomed all in attendance. The invocation was offered by Tim Martin with the Church of Jesus Christ of Latter-day Saints and representing the Interfaith Council and The Pledge of Allegiance to the Flag was led by Councilmember McArthur.

Link to call to order, invocation, and flag salute: 00:00:00

Link to introduction from Dimon McPherson with the St. George Musical Theater and a Christmas song being sung by Ralayna Amy: 00:03:08

DRAFT

PROCLAMATION:

Reading of a proclamation proclaiming Saturday, December 17, 2022 as Wreaths Across America Day.

Link to proclamation read by Councilmember Larsen and remarks and presentation made by Daughters of the American Revolution Color Country chapter President Valarie King: 00:07:52

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MAYOR'S RECOGNITIONS AND UPDATES:

Link to recognition from Mayor Randall for St. George City Fire Department Captain Darren Imlay: 00:14:15

Link to recognition from Mayor Randall for St. George Fire Department Administrative Assistant Chelia Covington: 00:17:35

Link to recognition from Mayor Randall for Firefighter Garret Gleed: 00:22:29

Link to recognition from Mayor Randall for Recreation Manager Aaron Metler: 00:23:47

CONSENT CALENDAR

Link to presentation from City Manager John Willis: 00:25:39

a. Consider approval to purchase playground equipment, installation, playground shade structure, and surfacing from Big T Recreation.

BACKGROUND and RECOMMENDATION: Bloomington Hills Park was built in 1985; and the playground was installed in December of 2001. Recently, the playground was removed for safety reasons. This project will be to replace the old playground and to have it ADA accessible.

b. Consider approval of communication fiber and equipment for new substations.

BACKGROUND and RECOMMENDATION: This is for fiber connection from new substations to operations center. Staff recommends approval.

c. Consider award of a bid to Feller Enterprises for the Bloomington Hills Berm Project.

BACKGROUND and RECOMMENDATION: Recent flooding in the area has created the need to improve and enlarge the drainage facility to mitigate flooding of homes. Staff recommends awarding the bid to Feller Enterprises in the amount of $85,656.70.

d. Consider approval to award bid to Arrowhead Waste LLC for commercial solid waste removal at City facilities.

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BACKGROUND and RECOMMENDATION: This was a formal bid process in order to establish a current solid waste removal contract for all City locations. Two (2) companies submitted proposals. Staff recommends awarding the bid to Arrowhead Waste LLC in the amount of $14,905.26 per month.

e. Consider approval to award bid to Scholzen Products for the supply of 8" diameter PVC waterline materials and appurtenances.

BACKGROUND and RECOMMENDATION: Bids were received by two (2) vendors for the supply of approximately 3,840 LF of 8" PVC Waterline and appurtenances. The materials will be used to replace existing waterlines in the downtown area of approximately 300 South 300 West. The waterline in this area of the City is approximately seventy (70) years old, with multiple breaks within the past few years. With these materials, approximately six (6) blocks of waterline will be replaced. The installation of the waterline will be by Water Services Department crews and equipment. Staff recommends award the bid to Scholzen Products in the amount of $171,224.88.

f. Consider approval of a Professional Services Agreement with Sunrise Engineering for the design of the Tonaquint Cemetery expansion.

BACKGROUND and RECOMMENDATION: The City of St. George purchased four (4) acres of property that sits between Dixie Drive and Tonaquint Cemetery for a Cemetery expansion. This expansion is needed as the number of available burial lots is limited at the Tonaquint Cemetery and there are no lots available at the City Cemetery. Staff recommends approval of entering into the Professional Services Agreement with Sunrise Engineering.

g. Consider approval of a Professional Services Agreement with Horrocks Engineers, Inc. for the design of George Washington Boulevard Bridge over the Virgin River.

BACKGROUND and RECOMMENDATION: The George Washington Boulevard Bridge has been planned for many years. It provides an essential direct connection to I-15 on the west and ultimately the Southern Parkway on the east. Work has been underway for several months on geotechnical, environmental, and floodplain mapping (by another consultant). The right of way was acquired last year. This connection will alleviate traffic on River Road. Staff recommends entering into the Professional Services Agreement with Horrocks Engineers, Inc.

h. Consider approval of an agreement to purchase real property, a portion of common area, from Bridle Gate Homeowners Association for widening of the 3000 East Roadway.

BACKGROUND and RECOMMENDATION: The City desires to acquire .022 acres of property for the widening of 3000 East roadway located at 3000 East and Seegmiller Drive. Staff recommends purchasing the property in the amount of $29,600.

DRAFT

i. Consider approval of an Agreement to Purchase Real Property from Woodland Estates, LLC for a park.

BACKGROUND and RECOMMENDATION: This agreement includes the purchase of a lot adjacent to the Woodland Estates Townhomes subdivision for a new park. Staff recommends purchasing the property in the amount of $420,146.80.

j. Consider approval of a Lease Agreement with St. George Musical Theatre.

BACKGROUND and RECOMMENDATION: St. George Musical Theatre has outgrown current location and seeks property on which they can build a new Theatre. The lease agreement allows the St. George Musical Theatre to construct a new theatre and parking on land owned by the City. Staff recommends approval.

Link to Councilmember Larsen requesting that items a, i, and j be pulled from the consent calendar for discussion: 00:26:03

Agenda Packet [Page 14]

Link to motion to: 00:26:08

MOTION:
A motion was made by Councilmember Larsen to approve the consent calendar minus items a, i, and j.
SECOND:
The motion was seconded by Councilmember Tanner.
VOTE:
Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Tanner – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

Link to discussion between the City Council regarding items a, i, and j, including changes to item j: 00:26:43

Link to motion to: 00:34:18

MOTION:
A motion was made by Councilmember McArthur to approve items a, i, and j on the consent calendar, with changes to item j with regards to the lease agreement that were discussed with the St. George Musical Theater.
SECOND:
The motion was seconded by Councilmember Larkin.

DRAFT

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Tanner – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

AMEND PD ZONE/ORDINANCE:

Consider approval of an ordinance amending the Desert Color Planned Development (PD-R) zone for 110 single and multi-family units to be known as Sage Haven Phases 14 & 15 on approximately 33.77 acres located generally south of Painted Ridge Parkway & Desert Sage Parkway and just west of the previously approved Sage Haven phases. Case No. 2022-ZCA-049

BACKGROUND and RECOMMENDATION: Auburn Hills and Desert Color Resort have been the focus of development in Desert Color over the past few years. Last year Sage Haven was approved, and construction has since commenced. The first phases of Regency at Desert Color have been approved. With construction well underway in all of these areas, Desert Color is seeking approval for the next two phases of Sage Haven. The Planning Commission recommended approval with a vote of 5-0, with comments and conditions.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles: 00:35:16

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AND

PRELIMINARY PLAT:

Consider approval of the preliminary plat for Sage Haven Preliminary Plat C, a 112-lot residential subdivision located within the Desert Color development near the intersection of Painted Ridge Parkway and Desert Sage Parkway.

BACKGROUND and RECOMMENDATION: The current general plan land use designation on the property is RES (Residential) and the current zoning is PDR (planned development residential). The proposed preliminary plat meets both the current general plan land use designation and the current zoning on the property. At their meeting held on November 22, 2022, the Planning Commission recommended approval with a vote of 5-0.

Link to presentation from Assistant Public Works Director Wes Jenkins, including comment from Councilmember McArthur: 00:38:30

DRAFT

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Link to motion: 00:39:37

MOTION:
A motion was made by Councilmember Larkin to approve the ordinance amending the Desert Color Planned Development (PD-R) zone for 110 single and multi-family units to be known as Sage Haven Phases 14 & 15 on approximately 33.77 acres located generally south of Painted Ridge Parkway & Desert Sage Parkway and just west of the previously approved Sage Haven phases.

SECOND:
The motion was seconded by Councilmember Tanner.

VOTE:
Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Tanner – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

Link to motion: 00:40:30

MOTION:
A motion was made by Councilmember Tanner to approve the preliminary plat for Sage Haven Preliminary Plat C, a 112-lot residential subdivision located within the Desert Color development near the intersection of Painted Ridge Parkway and Desert Sage Parkway with the trail easement.

SECOND:
The motion was seconded by Councilmember Larsen.

VOTE:
Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Tanner – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

AMEND PD-C ZONE/ORDINANCE:

Consider approval of an ordinance amending the Boulder Creek Crossing PD-C (Planned Development Commercial) zone to build a new dental office building approximately 0.55 acres located on lot 14 at 1260 East 1450 South Street to be known as Save Dental. Case No. 2022-ZCA-048

DRAFT

BACKGROUND and RECOMMENDATION: The Boulder Creek Crossing PD-C (Planned Development Commercial) was first approved in 2015. This proposal is for a new two story 5,139 sq. ft. dental office building, with the second story being an office (635 sq. ft.) for Save Dental. The underlying general plan is COM (Commercial). This proposal is on the west side of River Road in the Boulder Creek Crossing PD. At their meeting held on the Planning Commission held a public hearing and recommended approval with a vote of 5-0, with conditions.

Link to presentation from Planner Mike Hadley: 00:41:19

Agenda Packet [Page 198]

Link to motion: 00:43:02

MOTION:

A motion was made by Councilmember McArthur to approve the ordinance amending the Boulder Creek Crossing Planned Development Commercial (PD-C) zone to build a new dental office building approximately 0.55 acres located on lot 14 at 1260 East 1450 South Street to be known as Save Dental with the condition from the Planning Commission.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Tanner – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

AMEND PD ZONE/ORDINANCE:

Consider approval of an ordinance amending the Stonebridge Planned Development Residential (PD-R) zone to amend Phases 4 and 5 in the Sienna Park Condominiums development to update the buildings and conceptual site plan as well as add seven (7) additional units to this development on approximately 5.11 acres located at 271 North Country Lane, for a project to be known as Sienna Park Condos. Case No. 2022-ZCA-044

BACKGROUND and RECOMMENDATION: The original Stonebridge development was created in the 1990's. This 660-unit development started with the dedication of nine holes to the Sunbrook Golf Course. The entire development consists of single and multifamily neighborhoods including Sienna Park Condominiums. A public hearing was held for this project at the Planning Commission meeting on November 15, 2022 and continued until the November 22, 2022 meeting. At their meeting held on

DRAFT

November 22, 2022, the Planning Commission recommended approval with a vote of 5-0, with conditions.

Link to presentation from Planner Carol Davidson, including discussion between the City Council and City staff: 00:43:38

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AND

PRELIMINARY PLAT:

Consider approval of the amended preliminary plat for Sienna Park Condominiums for the addition of seven (7) units to the original approval of seventy (70) units; this amendment will increase the total number of units to seventy-seven (77).

BACKGROUND and RECOMMENDATION: The general plan land use designation for this property is Low Density Residential (LDR) and the zoning on this property is Planned Development Residential (PD-R). The preliminary plat meets both the current general plan land use designation and the zoning on the property. At their meeting held on November 22, 2022, the Planning Commission recommended approval with a vote of 5-0.

Link to presentation from Assistant Public Works Director Wes Jenkins: 00:54:56

Agenda Packet [Page 306]

Link to motion: 00:55:35

MOTION:

A motion was made by Councilmember Larkin to approve an ordinance amending Stonebridge Planned Development Residential (PD-R) zone to amend Phases 4 and 5 in the Sienna Park Condominiums development to update the buildings and conceptual site plan as well as add seven (7) additional units to this development on approximately 5.11 acres located at 271 North Country Lane, for a project to be known as Sienna Park Condos with the condition that the developer bring everything up to code as required and that the amenities be triggered to be completed when 50% of the units are in, and including the four (4) conditions from the Planning Commission.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye

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Councilmember Tanner – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried

Link to motion: 00:57:06

MOTION:
A motion was made by Councilmember Tanner to approve the amended preliminary plat for Sienna Park Condominiums for the addition of seven (7) units to the original approval of seventy (70) units; this amendment will increase the total number of units to seventy-seven (77) total.

SECOND:
The motion was seconded by Councilmember McArthur.

VOTE:
Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Tanner – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

AMEND TITLE 3 AND TITLE 10 OF CITY CODE/ORDINANCE:

Consider approval of an ordinance amending portions of the City Code, including Title 3, Business and License Regulations, to add Mobile Business along with its operational requirements, time limits, and expiration date; and to amend portions of Title 10, Zoning Regulations, to add Mobile Business to be permitted in the C-2 and/or C-3 zone along with its specific standards, application, and parking requirements.

BACKGROUND and RECOMMENDATION: This is a continuation of a request is to add mobile business to Title 3, Business and License Regulations, and to create specific standards in Title 10, Zoning Regulations, for these businesses. This item was presented to the City Council at a Work Meeting on October 27, 2022 for discussion and was heard by the Planning Commission on November 15, 2022, where they recommended approval with a vote of 7-0. On November 17, 2022, the City Council approved an amendment pertaining to the expiration of business licenses; however, they continued the proposed amendment to add mobile businesses to Title 3 and Title 10.

Link to presentation from Planner Carol Davidson, including comments from Councilmember Tanner: 00:57:40

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Link to motion: 01:01:27

DRAFT

MOTION:

A motion was made by Councilmember Tanner to approve the ordinance amending portions of the City Code, including Title 3, Business and License Regulations, to add Mobile Business along with its operational requirements, time limits, and expiration date; and to amend portions of Title 10, Zoning Regulations, to add Mobile Business to be permitted in the C-2 and/or C-3 zone along with its specific standards, application, and parking requirements.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Tanner – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of the preliminary plat for Jamestown Subdivision, a 3-lot residential subdivision located at approximately 960 West Manzanita Road.

BACKGROUND and RECOMMENDATION: The current land use designation on this property is Low Density Residential (LDR) and the current zoning on the property is R-1-10. The preliminary plat meets both the current general plan land use designation and the current zoning on the property. At their meeting held on November 22, 2022, the Planning Commission recommended approval with a vote of 5-0, with conditions.

Link to presentation from Assistant Public Works Director Wes Jenkins, including discussion between the City Council, and City staff: 01:02:40

Agenda Packet [Page 316]

Link to motion: 01:10:13

MOTION:

A motion was made by Councilmember McArthur to approve the preliminary plat for Jamestown Subdivision, a 3-lot residential subdivision located at approximately 960 West Manzanita Road with the condition that a study is done for each lot before building takes place to address drainage and that money is put into an account with the City for curb and gutter.

SECOND:

The motion was seconded by Councilmember Larsen.

Link to comments from Assistant Public Works Director regarding the motion: 01:10:53

DRAFT

Link to vote: 01:11:09

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Tanner – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

Link to Mayor Randall excusing Councilmember McArthur for the remainder of the meeting: 01:11:22

PRELIMINARY PLAT:

Consider approval of the preliminary plat for Red Pine Phases 3-4, a 46-lot residential subdivision located at approximately 2890 South 3430 East.

BACKGROUND and RECOMMENDATION: The general plan land use designation for this property Low Density Residential (LDR) and the current zoning is R-1-8. The preliminary plat meets both the current general plan land use designation and zoning. At their meeting held on November 15, 2022, the Planning Commission recommended approval with a vote of 7-0, with conditions.

Link to presentation from Assistant Public Works Director Wes Jenkins, including discussion between the City Council and City staff: 01:11:30

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Link to motion: 01:14:22

MOTION:

A motion was made by Councilmember Tanner to approve the preliminary plat for Red Pine Phases 3-4, a 46-lot residential subdivision located at approximately 2890 South 3430 East with the condition of a connection to 3580 East.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Tanner – aye
Councilmember Larsen – aye

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The vote was unanimous and the motion carried.

AMEND MASTER FEE SCHEDULE/ORDINANCE:

Consider approval of an ordinance to amend the Master Fee Schedule for fees related to the pass-through rate from the Solid Waste District.

BACKGROUND and RECOMMENDATION: The Washington County Solid Waste District Board and the Washington County Water Conservancy District Board recently approved rate increases affecting the residents of Washington County and will directly impact utility customers of the City of St. George. These increases are a pass-through rate from the Solid Waste District and are related to the District's contract with Republic Service as well as a District loan to make improvements to the landfill and the District's Buildings. Included in the FY2023 budget, the City Council approved a $0.13 increase on the garbage service and a $0.07 increase on the recycling service; however, the master fee schedule approved in July did not reflect the increase. Staff recommends approval of the amendment to the Master Fee Schedule to reflect the rate approved in the budget to be effective on January 1, 2023.

Link to presentation from Administrative Services Director Trevor Coombs, including discussion between the City Council and City staff: 01:15:10

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Link to motion: 01:27:00

MOTION:

A motion was made by Councilmember Larsen to approve the ordinance to amend the Master Fee Schedule for fees related to the pass-through rate from the Solid Waste District, including the Water Conservancy District.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a rollcall vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Tanner – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

AMEND TITLE 1 AND TITLE 3 OF CITY CODE/ORDINANCE:

Consider approval of an ordinance amending §1-10b-8, §3-10-2, §3-10-4, §3-10-5, §3-10-9, and §3-10-10 of the St. George City Code regarding insurance requirements for special events and contracts with the City, amending definitions, providing an exemption from the application deadline for reoccurring events with no substantial changes, requiring a waiver of

DRAFT

subrogation on insurance certificates, appeal procedures utilize the administrative law judge, and requiring a fine for any violation of this chapter.

BACKGROUND and RECOMMENDATION: The City Council authorized changes to the insurance and bond requirements for special events and contracts in two separate work meetings held on Jul 28, 2022 and October 27, 2022, in many cases lowering the previous requirement of $1M/$3M insurance. In the first meeting, the City Council also told staff that an exemption should be made to the 45-day application requirement for special events for reoccurring events with no substantial changes and indicated it wanted to annually review the reoccurring events in order to raise any concerns. Staff is also recommending that the requirement currently in policy be memorialized in City ordinance that a waiver of subrogation be provided on certain certificates of insurance for special events and contracts. On August 3, 2022, Marc Mortensen sent an email to City Council with proposed criteria to constitute a substantial change and followed up with an email on August 15, 2022. No feedback was received on the suggested criteria and so they have been included in the definition proposed in the ordinance amendment.

Link to presentation from City Attorney Tani Downing, including discussion between the City Council and City staff: 01:27:45

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Link to motion: 01:39:10

MOTION:

A motion was made by Councilmember Larkin to approve the ordinance amending §1-10b-8, §3-10-2, §3-10-4, §3-10-5, §3-10-9, and §3-10-10 of the St. George City Code regarding insurance requirements for special events and contracts, amending definitions, providing an exemption from the application deadline for reoccurring events with no substantial changes, and requiring a waiver of subrogation on certain insurance certificates, noting that under section 7 adding "f. an additional permit required." and that staff will come back with a new definition of the term applicant organization in the future, and appeal procedures utilize the administrative law judge, and requiring a fine for any violation of this chapter.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Tanner – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

DRAFT

AMEND CHAPTER 13 OF CITY CODE/ORDINANCE:

Consider approval of ordinance amending Chapter 13 of the City Code regarding Surplus Property.

BACKGROUND and RECOMMENDATION: A work session held with Council to discuss the proper process to dispose of real and personal city property. An ordinance prepared memorializing direction of the Council.

Link to presentation from Deputy City Attorney Jami Brackin: 01:41:09

Agenda Packet [Page 385]

Link to motion: 01:42:57

MOTION:

A motion was made by Councilmember Larsen to approve ordinance amending Chapter 13 of the City Code regarding Surplus Property.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Tanner – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY:

No appointments were made.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to report from Councilmember Larkin: 01:43:35

CLOSED SESSION:

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.

A closed session was not needed.

AJOURN:

Link to motion: 01:44:25

MOTION:

A motion was made by Councilmember Larsen to adjourn.

DRAFT

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

_____
Annette Hansen, Deputy City Recorder

DRAFT

Agenda Date: 01/05/2023 **Agenda Item Number:** 04

Subject:

Public hearing and consideration of an ordinance to vacate a utility and roadway easement vacation located at approximately 1200 West and 5150 North.

Item at-a-glance:

Staff Contact: Todd Jacobsen

Applicant Name: Brad Peterson, DSG

Reference Number: PLANLRE22-004

Address/Location:

1200 West and 5150 North (Ledges Development)

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

This easement was granted to the City on April 2, 2004 by Doc. No. 00872824.

Staff Narrative (need/purpose):

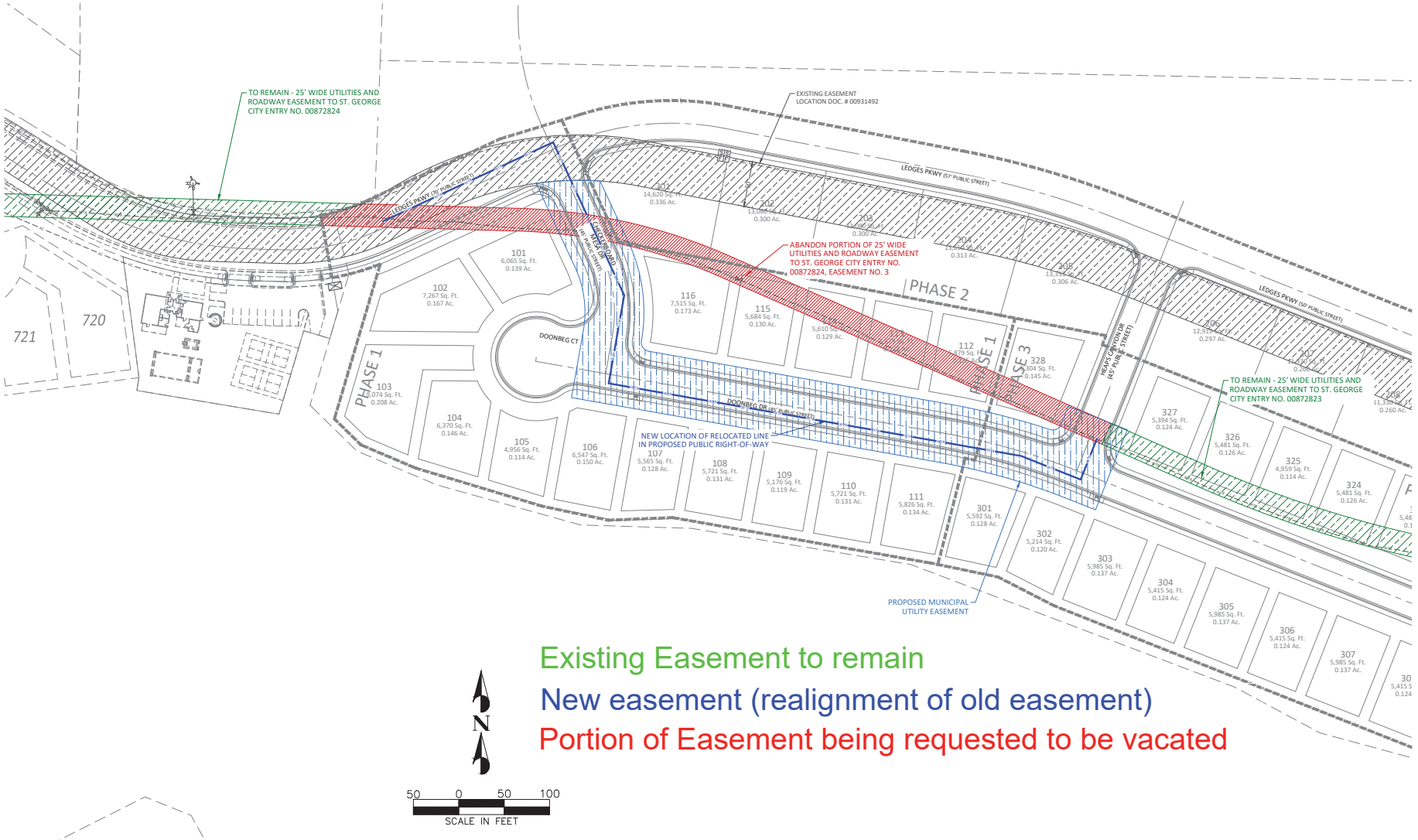
This easement was granted in 2004 with the proposed layout of Ledges Parkway. The design of this roadway has now changed with the proposed final plat for The Ledges of St. George Fairways East phases 1-4.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

JUC recommends approval due to the line being relocated to match future development.



Existing Easement to remain

New easement (realignment of old easement)

Portion of Easement being requested to be vacated

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME:
THE LEDGES OF ST. GEORGE
FAIRWAYS EAST PHASES 1 - 4
A PLANNED DEVELOPEMENT LOCATED IN ST. GEORGE, UTAH

SHEET NAME
WATER LINE EASEMENT EXHIBIT

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	NOVEMEBER 2022
PM :	SY
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	JRT
PROJECT NO. :	19-041
SCALE :	1" = 50'

SHEET NUMBER :

EX-B

1 OF 1 TOTAL

When Recorded Return To:
City of St. George
City Recorder's Office
175 East 200 North
St. George, UT 84770

ORDINANCE NO. _____

Tax ID: SG-6-1-23-244 & SG-6-1-23-248

AN ORDINANCE VACATING A PORTION OF A 25 WIDE UTILITY AND ROADWAY EASEMENT EVIDENCED BY ENTRY NO. 00872824 AS UTILITY EASEMENT #3 AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH
(Located in the proposed The Ledges of St. George Fairways East Subdivision)

WHEREAS, a petition was received by this Council requesting it to vacate an existing 25 foot wide utility and roadway easement, as described in Utility Easement #3, belonging to the City of St. George, located at approximately 1200 West and 5150 North (proposed The Ledges of St. George Fairways East Phase 1 & 3), and more particularly describe and shown in Exhibits A and B; and

WHEREAS, City staff and the Joint Utility Committee recommends approval of the relocation of the utility and roadway easement with the proposed subdivision of The Ledges of St. George Fairways East Phases 1 & 3; and

WHEREAS, it appears that it will not be detrimental to the general public interest, and that there is good cause for vacating the utility and roadway easement as described in Exhibit A and shown in Exhibit B.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council:

That a portion of the Utility Easement #3, as described in said entry, and as more particularly described and shown on Exhibits A and B, which are incorporated herein, is hereby vacated by the City of St. George.

APPROVED AND ADOPTED by the St. George City Council on this ____ day of _____, 2023. This Ordinance shall become effective upon recording of documents, and upon posting in the manner required by law.

CITY OF ST. GEORGE:

_____
Michele Randall, Mayor

APPROVED AS TO FORM:
City Attorney's Office

_____
Jami Brackin, Deputy City Attorney

ATTEST:

_____
Christina Fernandez, City Recorder

VOTING OF CITY COUNCIL:
Councilmember Hughes _____
Councilmember McArthur _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____

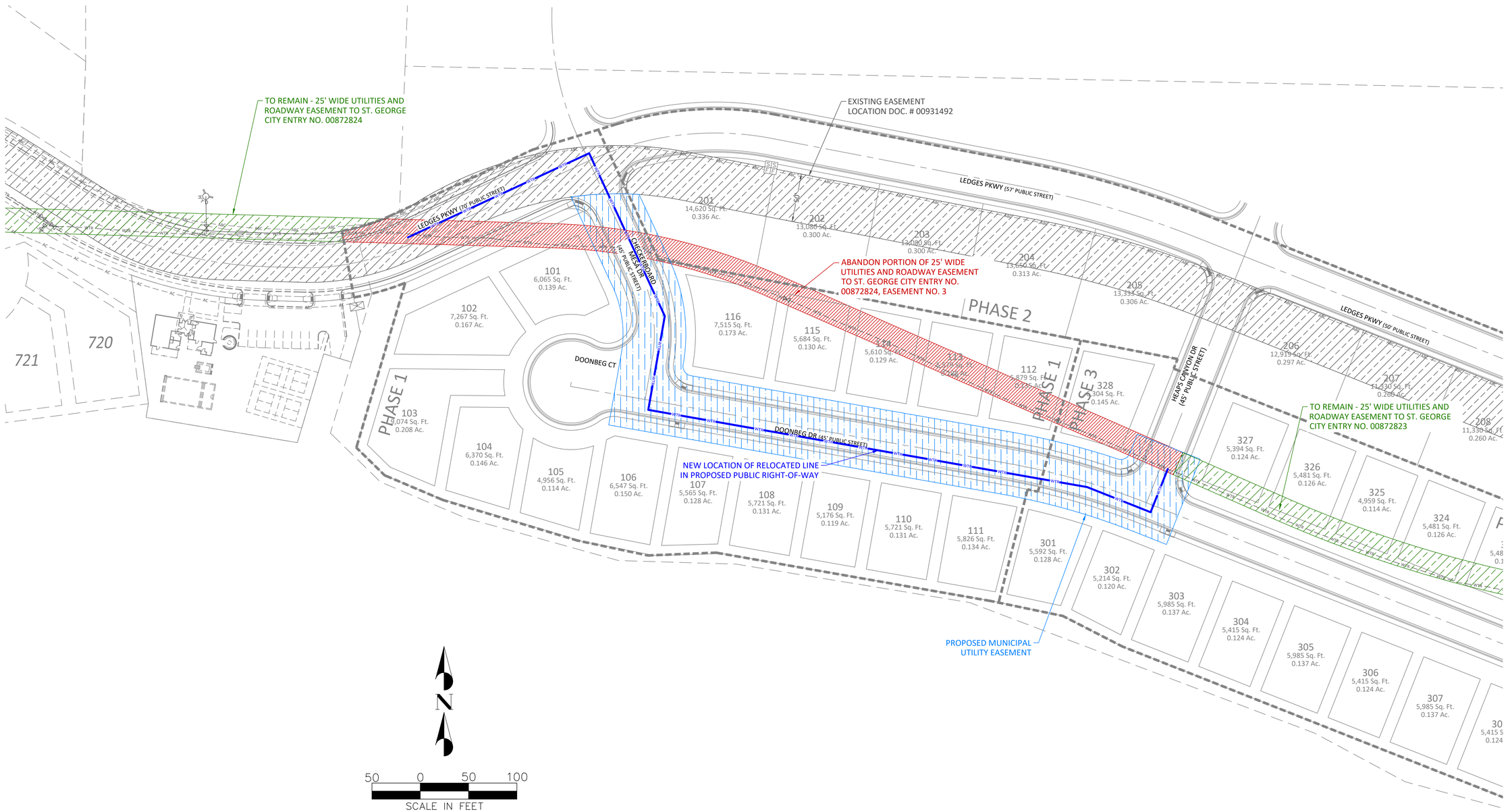
EXHIBIT A

UTILITY EASEMENT VACATION

A PORTION OF A 25 FOOT WIDE UTILITY EASEMENT DESCRIBED AS UTILITY EASEMENT #3, RECORED AS ENTRY NO. 00872824, IN BOOK 1627 AT PAGE 1540 IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID PORTION TO BE VACATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°56'41" WEST ALONG THE SECTION LINE, A DISTANCE OF 553.59 FEET AND NORTH 167.04 FEET FROM THE SOUTHWEST CORNER OF SECTIOJN 24, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE BOUNDARY OF SAID EASEMENT THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 22°34'06" WEST 12.500 FEET; (2) NORTH 67°25'54" WEST 459.770 FEET TO A POINT OF CURVATURE; (3) RUNNING NORTHWESTERLY ALONG THE ARC OF A 597.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°04'17", A DISTANCE OF 230.168 FEET; AND (4) NORTH 89°30'11" WEST 183.933 FEET; THENCE NORTH 14°08'29" WEST 18.485 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 14°09'15" WEST); THENCE ALONG THE ARC OF A 233.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°50'44", A DISTANCE OF 23.771 FEET TO A POINT ON THE BOUNDARY OF SAID EASEMENT; THENCE ALONG SAID EASEMENT BOUNDARY THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 89°30'11" EAST 165.934 FEET TO A POINT OF CURVATURE; (2) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 622.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22°04'17", A DISTANCE OF 239.798 FEET; (3) SOUTH 67°25'54" EAST 459.770 FEET; AND (4) SOUTH 22°34'06" WEST 12.500 FEET TO THE POINT OF BEGINNING.

EXHIBIT B



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :
THE LEDGES OF ST. GEORGE
FAIRWAYS EAST PHASES 1 - 4
A PLANNED DEVELOPEMENT LOCATED IN ST. GEORGE, UTAH

SHEET NAME :
WATER LINE EASEMENT EXHIBIT

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	DECEMBER 2022
PM :	SY
DRAWN BY :	LB
DESIGNED BY :	LB
CHECKED BY :	JRT
PROJECT NO. :	19-041
SCALE :	1" = 50'

SHEET NUMBER :

EX-B

Agenda Date: 01/05/2023 **Agenda Item Number:** 05

Subject:

Public hearing and consideration of an ordinance to vacate a portion of an existing public utility easement located in the River Crossing development, east of River Road and south of George Washington Boulevard.

Item at-a-glance:

Staff Contact: Todd Jacobsen

Applicant Name: Brandon Anderson, Rosenberg Associates

Reference Number: PLANFP22-038

Address/Location:

River Road and George Washington Boulevard (River Crossing development)

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

This easement was granted to the City on March 16, 1994 as Doc. No. 00461051.

Staff Narrative (need/purpose):

This easement and utility line are being relocated due to the development design of the future River Crossing development.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

JUC recommends approval because of the line being relocated due to future development.

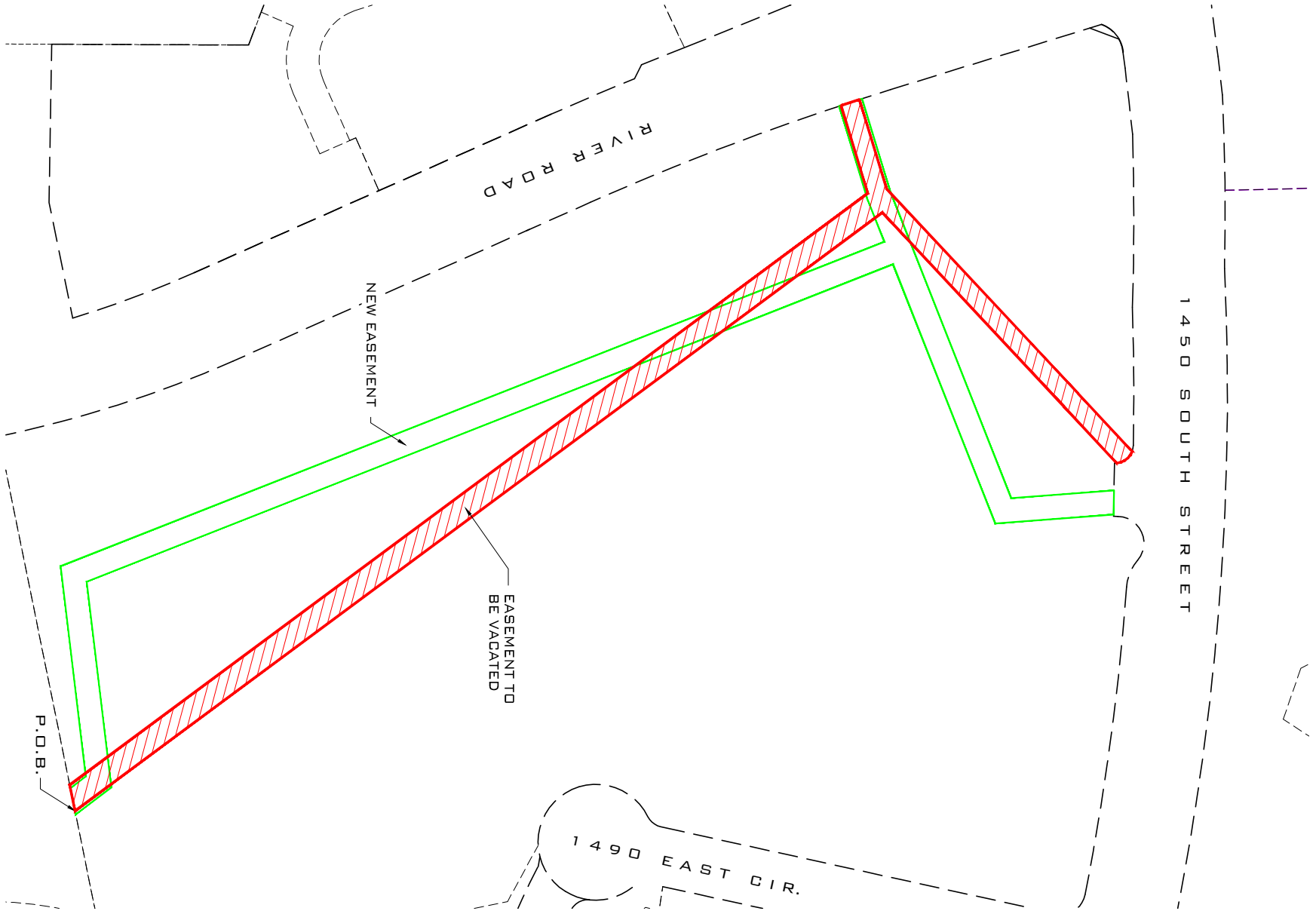


EXHIBIT MAP

SHEET 1 OF 1 SHEETS

352 EAST RIVERSIDE
DRIVE, SUITE A-2
ST. GEORGE, UTAH
84790
435.673.8586
WWW.RACIVIL.COM

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

REVISIONS	DATE

DWG: SURVEY-EXHIBIT
SCALE: 1"=150'
DRAWN BY: B.E.A.
JOB NO.: 1640-20-082
DATE: 12/06/2022

When Recorded Return To:
City of St. George
City Recorder's Office
175 East 200 North
St. George, UT 84770

ORDINANCE NO. _____

Tax ID: SG-5-2-32-229-A

AN ORDINANCE VACATING A PORTION OF A PUBLIC UTILITY EASEMENT EVIDENCED BY ENTRY NO. 00461051 AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH
(Located in the proposed River Crossing development)

WHEREAS, a petition was received by this Council requesting it to vacate a portion of an existing public utility easement, located East of River Road and South of George Washington Boulevard in the proposed River Crossing development being more particularly describe and shown in Exhibit A and Exhibit Map; and

WHEREAS, City staff and the Joint Utility Committee recommends approval of the vacation of the public utility easement as the utility is being relocated within the proposed development; and

WHEREAS, it appears that it will not be detrimental to the general public interest, and that there is good cause for vacating the power line easement as described in Exhibit A and shown on the Exhibit Map.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council:

That the power line easement as more particularly described and shown on Exhibit A and Exhibit Map, which are incorporated herein, is hereby vacated by the City of St. George.

APPROVED AND ADOPTED by the St. George City Council on this ____ day of _____, 2023. This Ordinance shall become effective upon recording of documents, and upon posting in the manner required by law.

CITY OF ST. GEORGE:

_____
Michele Randall, Mayor

APPROVED AS TO FORM:
City Attorney's Office

_____
Jami Brackin, Deputy City Attorney

ATTEST:

_____
Christina Fernandez, City Recorder

VOTING OF CITY COUNCIL:
Councilmember Hughes _____
Councilmember McArthur _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____

ROSENBERG ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

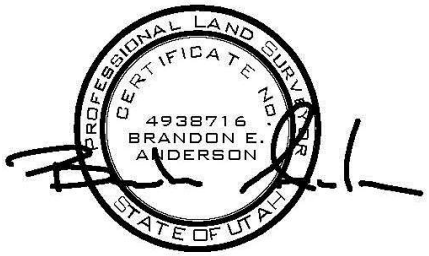
Exhibit "A"

A parcel of land being a portion of Entry No. 461051, as found on Record with the Washington County Recorder's Office.

More particularly described as follows:

Beginning at a point on the northerly line of The Boulders – Phase 1, said point being South 00°32'03" West 5,329.93 feet along and beyond the section line and West 801.90 feet from the Northwest Comer of Section 33, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence South 78°31'12" West 27.60 feet along said northerly line of The Boulders – Phase 1;
thence North 36°32'33" West 1,029.12 feet;
thence South 73°04'53" West 95.15 feet to the easterly line of River Road;
thence Northerly 20.00 feet along an arc of a 2,814.93 foot radius curve to the right (center bears North 71°42'54" East, long chord bears North 18°04'53" West 20.00 feet with a central angle of 00°24'26") along said easterly line River Road;
thence North 73°04'53" East 96.74 feet;
thence North 46°54'34" East 290.13 feet;
thence North 47°01'17" East 82.27 feet to the southerly line of 1450 South Street;
thence Southeasterly 21.18 feet along an arc of a 19.00 foot radius curve to the right (center bears South 20°43'19" West, long chord bears South 37°20'57" East 20.10 feet with a central angle of 63°51'28") along said southerly line of 1450 South Street;
thence South 47°01'17" West 80.28 feet;
thence South 46°54'34" West 275.12 feet;
thence South 36°32'33" East 1,041.09 feet to the Point of Beginning.



December 6, 2022

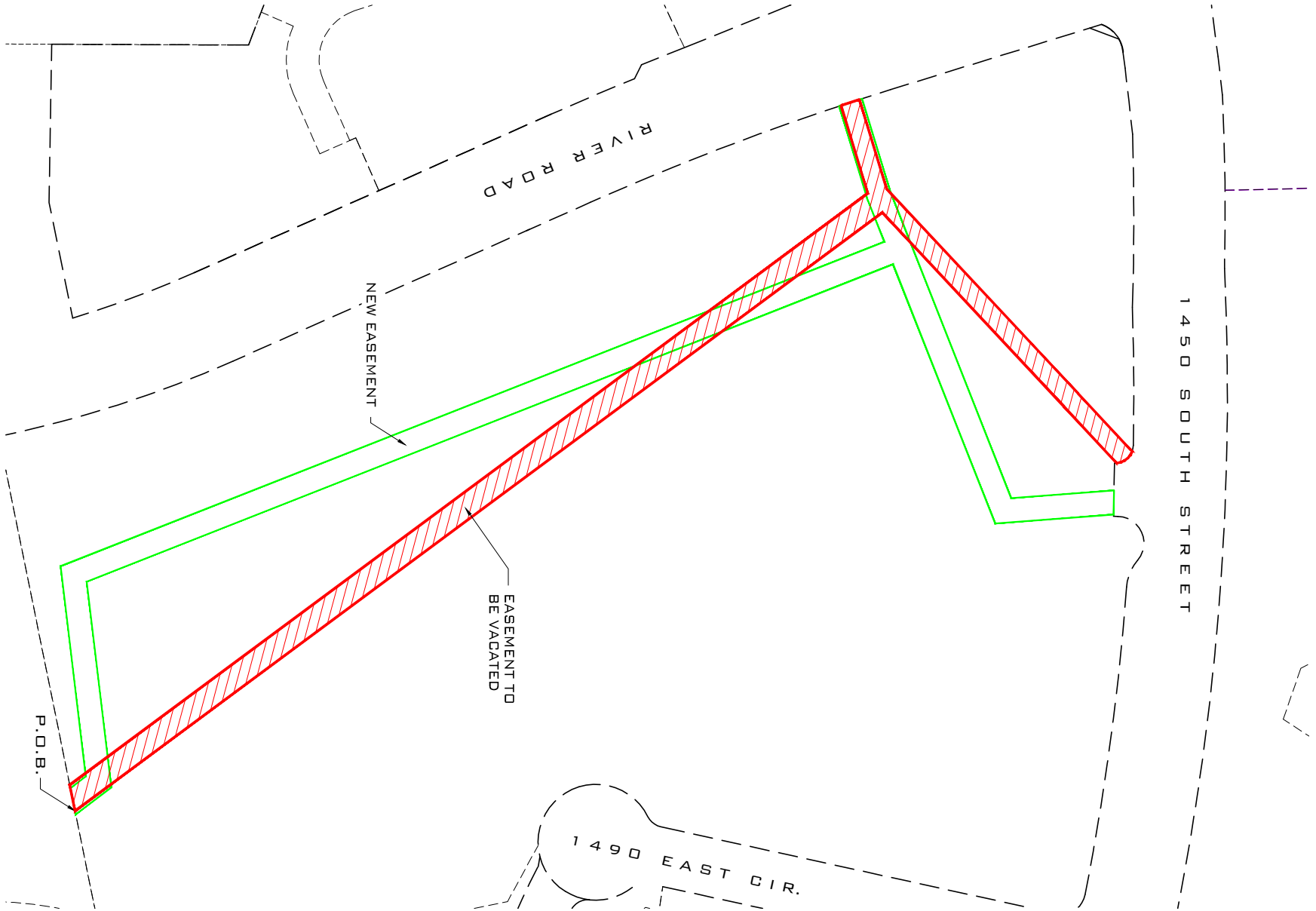


EXHIBIT MAP

SHEET 1 OF 1 SHEETS

352 EAST RIVERSIDE
DRIVE, SUITE A-2
ST. GEORGE, UTAH
84790
435.673.8586
WWW.RACIVIL.COM

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

REVISIONS	DATE

DWG: SURVEY-EXHIBIT
SCALE: 1"=150'
DRAWN BY: B.E.A.
JOB NO.: 1640-20-082
DATE: 12/06/2022

Agenda Date: 01/05/2023 **Agenda Item Number:** 06

Subject:

Public hearing and consideration of an ordinance to vacate a portion of an existing power line easement located in the Ledges development.

Item at-a-glance:

Staff Contact: Todd Jacobsen

Applicant Name: Brad Petersen, DSG

Reference Number: PLANLRE22-003

Address/Location:

Southwest Quarter of Section 24 and the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, Township 41 North, Range 16 West, Salt Lake Base & Meridian

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

This easement was granted to the City on March 27, 2013 as Doc. No. 20130011378.

Staff Narrative (need/purpose):

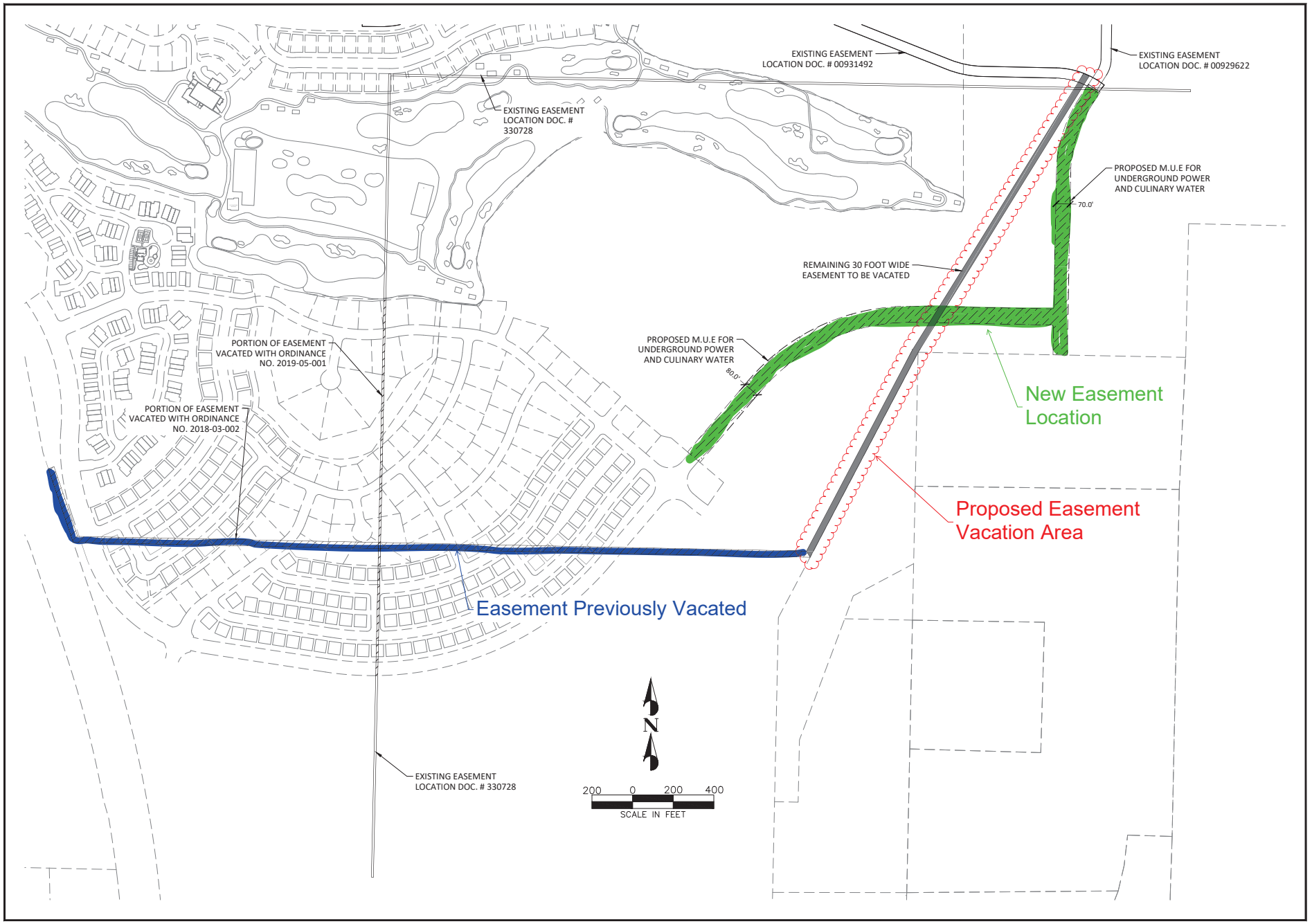
With the design of future development the easements will be moved to the roadways.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

JUC recommends approval because of the realignment of the easement to follow future development.



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: THE LEDGES OF ST. GEORGE

LOCATED IN ST GEORGE, UTAH

SHEET NAME: EASEMENT EXHIBIT

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	NOVEMBER 2022
PM :	SY
DRAWN BY :	LB
DESIGNED BY :	
CHECKED BY :	
PROJECT NO. :	20-045
SCALE :	1" = 100'

SHEET NUMBER :

EX-1

1 OF 1 TOTAL

When Recorded Return To:
City of St. George
City Recorder's Office
175 East 200 North
St. George, UT 84770

ORDINANCE NO. _____

Tax ID: SG-7277, SG-7278, SG-7271-B-2-A-1-A, SG-7271-B-4, SG-6-1-23-22611

AN ORDINANCE VACATING A PORTION OF A POWER LINE EASEMENT EVIDENCED BY ENTRY NO. 20130011378 AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH
(Located in the future Ledges of St. George subdivision projects)

WHEREAS, a petition was received by this Council requesting it to vacate a portion of an existing power line easement, located in the Southwest Quarter of Section 24 and the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, Township 41 North, Range 16 West, Salt Lake Base & Meridian, being more particularly describe and shown in Exhibits A and B; and

WHEREAS, City staff and the Joint Utility Committee recommends approval of the vacation of the power line easement as the utility was never installed in the easement; and

WHEREAS, it appears that it will not be detrimental to the general public interest, and that there is good cause for vacating the power line easement as described in Exhibit A and shown in Exhibit B.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council:

That the power line easement as more particularly described and shown on Exhibits A and B, which are incorporated herein, is hereby vacated by the City of St. George.

APPROVED AND ADOPTED by the St. George City Council on this ____ day of _____, 2023. This Ordinance shall become effective upon recording of documents, and upon posting in the manner required by law.

CITY OF ST. GEORGE:

_____
Michele Randall, Mayor

APPROVED AS TO FORM:
City Attorney's Office

_____
Jami Brackin, Deputy City Attorney

ATTEST:

_____
Christina Fernandez, City Recorder

VOTING OF CITY COUNCIL:
Councilmember Hughes _____
Councilmember McArthur _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____

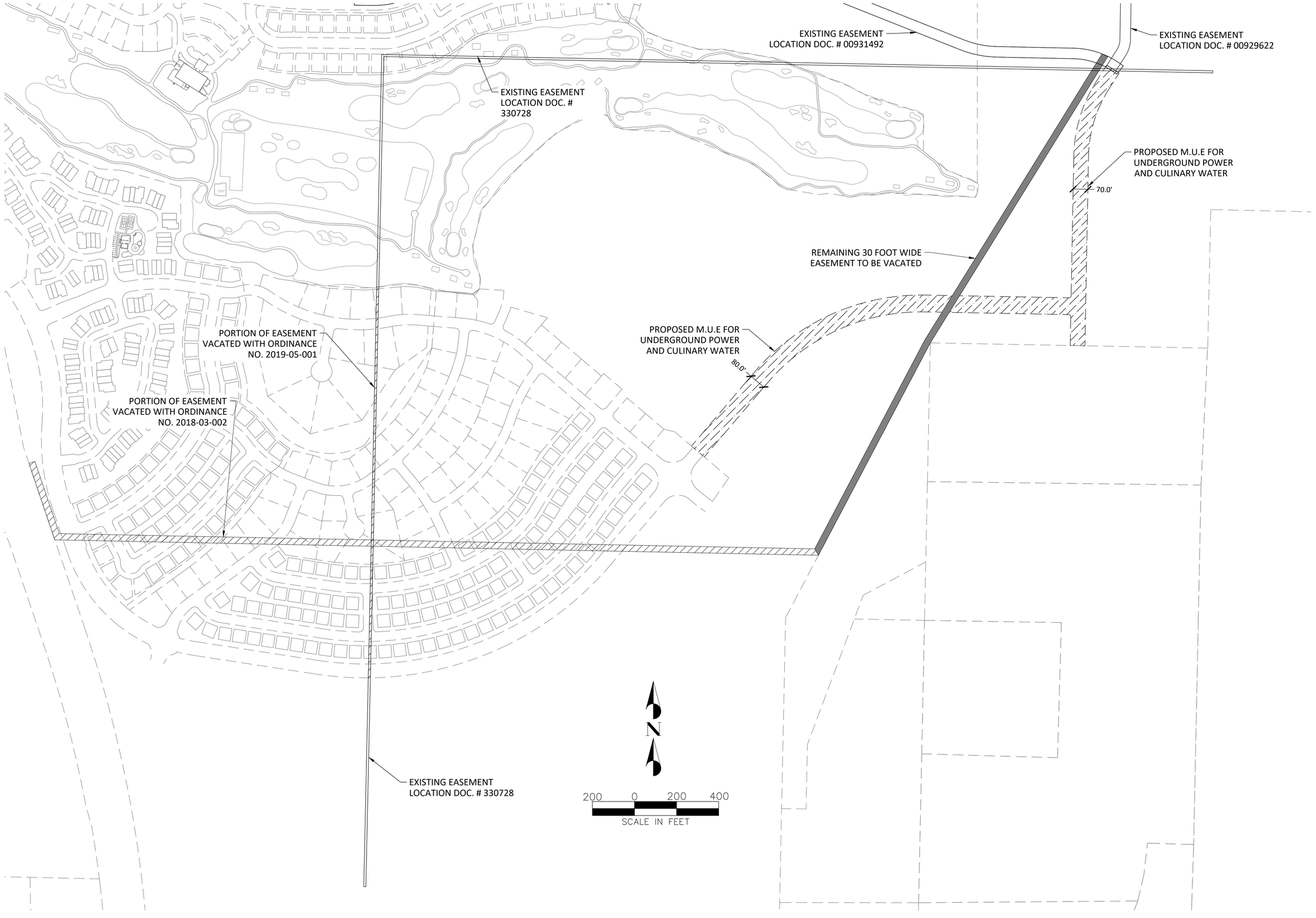
Exhibit A

Power Line Easement Vacation

30 FOOT POWER LINE EASEMENT TO BE VACATED – PORTION OF DOC. NO. 20130011378

BEGINNING AT A POINT ON THE EASTERLY BOUNDARY OF A POWER LINE EASEMENT, VACATED WITH ST. GEORGE CITY ORDINANCE NO. 2018-03-002, RECORDED AS DOC. NO. 20180011817 IN THE WASHINGTON COUNTY RECORDER'S OFFCIE, SAID POINT BEING SOUTH 88°49'15" EAST ALONG THE SECTION LINE AND LINE EXTENDED, A DISTANCE OF 4704.396 FEET ALONG AND SOUTH 2307.896 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE BOUNDARY OF AN EXISTING EASEMENT THE FOLLOWING COURSES: NORTH 27°45'54" EAST 1122.050 FEET; THENCE NORTH 31°45'43" EAST 1599.860 FEET; THENCE SOUTH 64°45'49" EAST 30.196 FEET; THENCE SOUTH 31°45'43" WEST 1602.245 FEET; THENCE SOUTH 27°45'54" WEST 1139.526 FEET TO SAID EASTERLY VACATED EASEMENT BOUNDARY;THENCE NORTH 30°32'35" WEST ALONG SAID BOUNDARY, A DISTANCE OF 35.257 FEET TO THE POINT OF BEGINNING.

The purpose for this easement vacation is to facilitate development of the property. Currently there is no utility located in the easement.



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :
THE LEDGES OF ST. GEORGE

LOCATED IN ST GEORGE, UTAH

SHEET NAME :
EASEMENT EXHIBIT

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	NOVEMBER 2022
PM :	SY
DRAWN BY :	LB
DESIGNED BY :	
CHECKED BY :	
PROJECT NO. :	20-045
SCALE :	1" = 100'

SHEET NUMBER :

EX-1

1 OF 1 TOTAL

Agenda Date: 01/05/2023 **Agenda Item Number:** 07

Subject:

Presentation of the audited Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2022.

Item at-a-glance:

Staff Contact: Trevor Coombs

Applicant Name: Trevor Coombs

Reference Number: FY2022

Address/Location:

175 E. 200 North

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

This is the presentation of the City's audited 2022 Annual Comprehensive Financial Report (ACFR) conducted by Hinton Burdick CPA's & Advisors. Steve Palmer, CPA & Partner, will present his report and take Council questions. No action is needed.

Staff Narrative (need/purpose):

.

Name of Legal Dept approver: NA

Budget Impact: No Impact

Recommendation (Include any conditions):

NO ACTION IS NEEDED

CITY OF ST. GEORGE, UT

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

CITY OF ST. GEORGE, UT

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED
JUNE 30, 2022

Prepared by Tiffany M. LaJoice, CPA
Finance Manager

CITY OF ST. GEORGE, UT
Annual Comprehensive Financial Report
For the Fiscal Year Ended June 30, 2022

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INTRODUCTORY SECTION

December 27, 2022

To the Honorable Mayor, Members of the City Council,
Citizens of the City of St. George

It is with great pleasure that the Annual Comprehensive Financial Report (ACFR) for the City of St. George for the year ended June 30, 2022, is presented.

In addition to the fund financial information presented in the City's financial statements, this report includes government-wide financial statements. The government-wide financial statements include a Statement of Net Position that provides the total net position of the City including all capital assets (including infrastructure) and the Statement of Activities which shows the cost of providing government services.

State law requires that all local governments publish, within six months of the close of the fiscal year, a complete set of financial statements presented in conformity with Generally Accepted Accounting Principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed Certified Public Accountants. This Annual Comprehensive Financial Report is hereby issued and submitted to you for the fiscal year ending June 30, 2022, in accordance with these requirements.

This report consists of management's representations concerning the finances of the City of St. George. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management has established an internal control framework that is designed to both protect the assets of the City from loss, theft, or misuse and to allow for the compiling of sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's internal control procedures have been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. To the best of management's knowledge and belief, this financial report is complete and reliable in all material respects.

The City of St. George's financial statements have been audited by HintonBurdick, PLLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of St. George for the fiscal year ended June 30, 2022, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of St. George's financial statements for the fiscal year ended June 30, 2022, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

Generally accepted accounting principles require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it.

The financial reporting entity (the City) includes all funds of the primary government (i.e., the City of St. George as legally defined), as well as all of its component units. Component units are legally separate entities for which the primary government is financially accountable. The Municipal Building Authority component unit is reported in the statements as an enterprise fund.

State statutes detail the functions to be performed by State municipalities. Title 10 of the Utah Code generally sets out laws to provide for the incorporation, organization, and classification of cities and towns in proportion to population. The City of St. George is organized under general law as a Six-Member Council form of government, of which one member is the Mayor. The Mayor and five city council members are elected at large for staggered four-year terms. The Mayor presides over all meetings but casts no vote in the City Council except in the case of a tie. The City Manager is responsible for the day-to-day operations of the City as its chief operating officer. Department Heads are full-time employees of the City and are responsible for day-to-day operations within the policy framework of the governing body. They report to the Mayor, City Manager, and the City Council.

The principal powers and duties of municipalities are to maintain law and order, abate nuisances, guard public health and sanitation, promote recreation, provide fire protection, and construct and maintain streets, sidewalks, waterworks, and sewers. Municipalities also regulate commercial and residential development within their boundaries by means of zoning ordinances, building codes and licensing procedures.

ECONOMIC CONDITION AND OUTLOOK

The City of St. George, incorporated in 1862, and is the county seat of Washington County, which county is located in the extreme southwest corner of the state of Utah. It is nestled in a picturesque valley surrounded by impressive sandstone cliffs. The backdrop is breathtaking with blue skies, clean air, and a friendly business environment which attracts over 4 million international visitors annually. The desert climate promotes year-round recreation and leisure activities, which includes thirteen championship golf courses. Washington County is one of the fastest growing areas in Utah and the country and is expected to remain so well into the 21st century. The 2020 census showed a population of 95,342 which was an increase of 30.79% from the 2010 census population of 72,897. As of July 1, 2022 the census estimates the City of St. George population to be 99,958 permanent residents.

During the fiscal year, 1,073 building permits were issued for residential units. This is a decrease of 412 permits or 27.7% when compared to the fiscal year ended June 30, 2021, but is comparable to the 1022 permits issued in fiscal year 2020. The total valuation of all building permits increased by 12% for the fiscal year in comparison with a decrease of 20.0% in the fiscal year ended June 30, 2021. During the current fiscal year, large permits were issued for The Church of Jesus Christ of Latter-Day Saints Red Cliffs Temple, a large assisted living facility, and a multi-level golf driving range/ recreation facility. The building and construction portion of our economy continues to be strong, be we are seeing a

slight release of the acceleration pedal to a more normal growth increase. What contributed to this slight slowdown was the US Treasury's rapped interest rate increases over the past year.

The City of St. George and Washington County continue to rank well nationally in many economic and quality of life surveys. CNN Money.com ranked the city in the top 100 small cities as the "Best Places to Live 2010"; Forbes.com ranks the city in the top 50 cities for "Best Small Places for Business and Careers"; and Ironman and Ironman 70.3 ranked St. George in the top 10 in two categories, "Best Race Venue Experience" and "Best Host City Experience" as well as choosing St. George to host the 2021 Ironman 70.3 World Championship, 2022 Ironman World Championship and 2022 Ironman 70.3 World Championship. USA Today published an article on March 22, 2018, "St. George, Utah, is nation's fastest-growing metro area, Census says". WalletHub published an article on April 22 ,2019, ranking St. George, Utah as #2 of the "Best Small Cities to Start a Business" and a separate article on October 14, 2019, ranking St. George, Utah as #8 of the "2019's Fastest-Growing Cities in America. Milken Institute published the "Best-Performing Cities 2022" report shows St. George City moved up from being ranked #4 in 2021 to know being ranked #2 among Tier 1 Small Cities.

Some of the achievements during Fiscal Year 2022 include:

- Constructed a Fire Station in the Little Valley area
- Updated the City's Downtown District General Plan
- Updated the City's Master Plan
- Issued 2,721 building permits with valuations of over $437 million
- Installed 5 traffic signals
- Completed the River Road widening project
- Continuation of the 3000 E widening project
- Approved a development agreement with Tech Ridge LLC for development of the old airport property into a mixed-use development that will facilitate bringing high-tech businesses and jobs to the St. George area
- Created the Tech Ridge Community Development Area and saw an additional tech-industry company complete construction of their building
- Approved funds to start a Refresh Downtown Storefronts grant program
- Held the Ironman 70.3 World Championship and became the first city to host the 104.6 World Championships outside of Kona, Hawaii in 40-plus years
- Replaced the playground at 2450 East Park
- Replaced the basketball court floor at the St. George Recreation Center
- Constructed Temple Springs Park and trail access to the Red Hills Parkway trail
- Renovated the historic Dixie Sunbowl with additional restrooms and concession area
- Continue to work on the Wastewater Treatment Plant multi-year expansion project to increase capacity to 25 MGD
- Worked with UDOT to create a pedestrian tunnel on Bluff Street near South Main
- Provided online portals and applications for building permits and inspections; dog licenses; and alarm permit applications to facilitate our citizens to do business with the city online
- Invested in software to allow businesses to apply for business licenses online
- Held Neighborhood Open House meetings with the public to promote more citizen engagement with the city

- Provided an online video tour of St. George showcasing the city and its many amenities
- Completed renovation of the Southgate Golf Clubhouse
- Started renovation of the St. George Clubhouse
- Approved 46 new full-time positions in FY2022
- The Washington County Drug Force was nominated by the Drug Enforcement Agency and awarded the Drug Task Force of the Year Award by the Rocky Mountain HIDTA
- Life Saving Award to recognize lifesaving actions related to a cardiac arrest call awarded to Dispatcher Meghan Bench, Lieutenants Despain and Bergquist, and Officer Painter
- Outstanding Program Award to St. George Outdoor Recreation Program
- Continued the Brighter Side Awards Program to Recognize Employees
- The National Emergency Number Assn. presented Dispatcher Heather Hallman a Dispatcher of the Year award; and Police Dept. also gave her a Life Saving Award
- Continued with the Brighter Side Awards Program to Recognize Employees who go above and beyond in their service

(Source: Fiscal Year 2023 Budget Message)

ACKNOWLEDGMENTS

The preparation of this financial report would not have been possible without the efficient and dedicated services of the entire staff of the Administrative Services Department, and our independent auditors, HintonBurdick, PLLC. Our thanks also to the Administrative Services Director, City Treasurer, Budget & Financial Planning Manager, Mayor, and members of the City Council for their support and dedication to maintaining the highest standards of professionalism in the management of the City's finances.

Respectfully submitted,

Trevor A. Coombs
Administrative Services Director

Tiffany M. LaJoice, CPA
Finance Manager

John R. Willis
Interim City Manager

St.George

Mayor
Michele Randall

Councilmembers

Jimmie Hughes

Dannielle Larkin

Natalie Larsen

Gregg McArthur

Michelle Tanner

City Manager
John Willis

City Officials

The City operates under a Six-Member Council form of government, of which one member is the Mayor. The Mayor and five Councilmembers are elected at large to serve four-year staggered terms. The Mayor serves as the chairperson of the Council and presides at all council meetings.

The City Manager is under the direction of the Mayor and City Council, acting as the liaison between the City departments and the Mayor and City Council.

The City's Leadership team is comprised of individuals representing all services, programs, and support provided to our citizens. Department Heads (Police, Fire, Public Works, etc.) are appointed by the Mayor and report to the City Manager. Other divisions have supporting responsibilities (Support Services, Human Resources, Budget, etc.) and also report to the City Manager or to the Assistant City Managers. Members of the City's Leadership Team are listed below and are also shown in the Organization Chart on the following page.

St.George
THE BRIGHTER SIDE

John Willis	City Manager
Shawn Guzman	Government Affairs Director
Tani Downing	City Attorney
Christina Fernandez	City Recorder
Laura Woolsey	City Treasurer
Kyle Whitehead	Police Chief
Robert Stoker	Fire Chief
Laurie Mangum	Energy Services Director
Scott Taylor	Water Services Director
Cameron Cutler	Public Works Director
John Willis	Community Development Director
Shane Moore	Leisure Services Director
Deanna Brklacich	Assistant City Manager – Administration
Marc Mortensen	Assistant City Manager – Operations
Trevor Coombs	Administrative Services Director
Robert Myers	Budget & Financial Planning Manager
Sharon Hokanson	Human Resources Director
Shirlayne Quayle	Economic Vitality & Housing Director
David Cordero	Communications & Marketing Director

City of St. George – Organization Chart

FINANCIAL SECTION

HINTON BURDICK
CPAs & ADVISORS

Independent Auditor's Report

The Honorable Mayor and City Council
St. George City, Utah

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the St. George City, Utah, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the St. George City, Utah's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the St. George City, Utah, as of June 30, 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the St. George City, Utah and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The St. George City, Utah's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about St. George City, Utah's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the St. George City, Utah's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the St. George City, Utah's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis and the other Required Supplementary Information, as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the St. George City, Utah's basic financial statements. The supplementary information, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplementary information as listed in the table of contents is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information as listed in the table of contents is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information Included in the Annual Report

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of St. George, UT's basic financial statements. The introductory section, combining non-major fund financial statements, individual nonmajor fund budgetary comparison schedules, additional supplementary information, continuing disclosure section and statistical section listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 *U.S. Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements for Federal Awards*, and is not a required part of the financial statements.

Management is responsible for the other information included in the annual report. The other information comprises the introductory section and statistical section but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Change in Accounting Principle

The City implemented the provisions of GASB Statement No. 87, *Leases.* Our opinion is not modified with respect to this matter.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 27, 2022 on our consideration of the St. George City, Utah's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the St. George City, Utah's internal control over financial reporting and compliance.

HintonBurdick, PLLC
HintonBurdick, PLLC
St. George, Utah
December 27, 2022

As management of the City of St. George, we offer readers of the City of St. George's financial statements this narrative overview and analysis of the financial activities of the City of St. George for the fiscal year ended June 30, 2022. We encourage readers to consider the information presented here in conjunction with the additional information that we have furnished in our letter of transmittal, which can be found on pages 8-11 of this report.

Financial Highlights

- The assets and deferred outflows of resources of the City of St. George exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $946,618,988 (*net position*). Of this amount, $159,344,684 represents the unrestricted net position, which may be used to meet the city's ongoing obligations to citizens and creditors.
- The City of St. George's total net position increased by $81,783,851, which is over $1.8 million more than the prior year. The governmental fund type change in net position was approximately $4.8 million more than the prior year, due mainly to an increase in sales taxes, charges for services and grants and a decrease in expenditures due to supply chain issues. The business-type activities had an increase in charges for services of about $4.7 million while expenditures increased $7.2 million. This is discussed in more detail throughout the management discussion and analysis.
- At the close of the current fiscal year, the fund balance for the City of St. George's governmental funds increased by $33,780,574 or 25.39% when compared to the prior fiscal year end. The ending fund balance of all governmental funds is $166,829,797. Of this amount, $20,665,610 or 12.38%, is available for spending at the government's discretion (*unassigned fund balance*)
- At the end of the current fiscal year, unrestricted fund balance for the general fund was $23,402,110, an increase of $2,886,762 or 14.07%. The unrestricted fund balance represents 28.90% of total general fund expenditures, before transfers, for the fiscal year ended June 30, 2022. It also represents 23.0% of total budgeted expenditures for the next fiscal year ended June 30, 2023. Utah state law allows for a maximum fund balance of 35%, so the City is within any legal restrictions.
- The City of St George's total outstanding long-term liabilities decreased by $10,735,622. The general long-term liabilities decreased by $5,501,701 as a result of a decrease to net pension liability and debt payments and business-type long-term liabilities decreased by $5,233,921 as a result of decrease to net pension liability and debt payments.

Overview of the Financial Statements

The discussion and analysis provided here are intended to serve as an introduction to the City of St. George's basic financial statements. The City of St. George's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) the notes to the financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-wide Financial Statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City of St. George's finances, in a manner similar to a private-sector business.

The *statement of net position* presents financial information on all of the City of St. George's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City of St. George is improving or deteriorating.

The *statement of activities* presents information showing how the City of St. George's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows.* Thus, revenues and expenses are reported for some items that will only result in cash flows in a future fiscal period (e.g., uncollected taxes and earned but unused vacation leave).

Both government-wide financial statements distinguish functions of the City of St. George that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City of St. George include general government, public safety, highways and public improvements, parks, recreation and public property, and community and economic development. Interest on general long-term debt is also reported as a separate line item in the governmental activities category. The business-type activities of the City of St. George include utility funds for electric, water, regional wastewater treatment, local wastewater collection, drainage, and solid waste. In addition, business-type activities are also reported for the municipal building authority.

The government-wide financial statements can be found on pages 38-39 of this report.

Fund Financial Statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of St. George, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City of St. George can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds*. Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in assessing a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City of St. George maintains thirty-four individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, the special grant revenue fund, the transportation improvement fund, the capital equipment capital projects fund and the public works capital projects fund, which are considered to be major funds. Data from the other twenty nine governmental funds are combined into a single aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements in the combining and individual fund statements and schedules section of this report.

The City of St. George adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund, special grant revenue fund, and transportation improvement fund to demonstrate compliance with this budget. In addition, budget comparison statements are also provided for each of the major capital projects funds as well as the individual nonmajor governmental funds in the supplemental data section of this report.

The basic governmental fund financial statements can be found on pages 40-46 of this report.

Proprietary Funds. The City of St. George maintains two different types of proprietary funds. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City of St. George maintains seven different enterprise funds to account for its Electric Utility, Water Utility, Regional Wastewater Treatment Utility, Refuse Collection, Municipal Building Authority, Drainage Utility, and Wastewater Collection Utility. An *Internal Service fund* is used as an accounting device to accumulate and allocate costs internally among the City of St. George's various functions. The City of St. George uses an internal service fund to account for the management of its property and liability risks. This fund has been included in the *governmental activities* in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Electric Utility, the Water Utility, and the Regional Wastewater Treatment Utility, which are considered to be major funds of the City of St. George. The internal service fund is presented as separate information on the proprietary fund statements. Individual fund data for the nonmajor proprietary funds are provided in the form of combining statements in the combining and individual fund statements and schedules section of this report.

The basic proprietary fund financial statements can be found on pages 47-49 of this report.

Fiduciary Funds. Fiduciary funds are used to account for the resources held for the benefit of parties outside of the government. Fiduciary funds are *not* reported in the government-wide financial statements because the resources of those funds *are not* available to support the City of St. George's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The City of St. George maintains as a fiduciary fund, the *Pension Trust fund.* This fund is used to report resources held in trust for retirees and beneficiaries covered by the secondary retirement system at the MissionSquare Retirement, formerly International City Managers Retirement Corporation (ICMA).

The fiduciary fund financial statements can be found on pages 50-51 of this report.

Notes to the Financial Statements. The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 52-100 of this report.

Other Information. In addition to the basic financial statements and accompanying notes, this report also presents required supplementary information concerning the City of St. George's progress in funding its obligations to provide pension and OPEB benefits to its employees. Required supplementary information can be found immediately after the notes to the financial statements on pages 102-106.

The combining statements referred to earlier in connection with nonmajor governmental funds and nonmajor proprietary funds are presented immediately following the required supplementary information on pensions and OPEB. Combining and individual fund statements and schedules can be found on pages 110-146 of this report. Information on the General Capital Assets of the city is also included in the supplemental data section and can be found on pages 150-152 of this report.

Government-Wide Overall Financial Analysis

As noted earlier, net position over time may serve as a useful indicator of a government's financial position. In the case of the City of St. George, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $946,618,988, at the close of the most recent fiscal year.

CITY OF ST. GEORGE'S Net Position

	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Assets						
Current & other assets	$ 243,537,871	$ 169,692,194	$ 114,103,026	$ 117,941,318	$ 357,640,897	$ 287,633,512
Capital assets	470,920,705	447,679,112	320,520,729	303,815,003	791,441,434	751,494,115
Total assets	714,458,576	617,371,306	434,623,755	421,756,321	1,149,082,331	1,039,127,627
Total deferred outflows	7,038,683	5,546,193	2,214,115	1,751,707	9,252,798	7,297,900
Liabilities						
Long-term liabilities	24,437,499	29,939,200	81,469,805	86,703,726	105,907,304	116,642,926
Other liabilities	37,360,559	19,806,349	15,912,977	16,070,751	53,273,536	35,877,100
Total liabilities	61,798,058	49,745,549	97,382,782	102,774,477	159,180,840	152,520,026
Total deferred inflows	45,568,389	25,628,954	6,966,912	3,441,410	52,535,301	29,070,364
Net position:						
Net investment in capital assets	450,060,964	424,301,957	249,113,767	244,327,220	699,174,731	668,629,177
Restricted	87,145,001	61,586,213	954,572	1,568,788	88,099,573	63,155,001
Unrestricted	76,924,847	61,654,827	82,419,837	71,396,132	159,344,684	133,050,959
Total Net Position	$ 614,130,812	$ 547,542,997	$ 332,488,176	$ 317,292,140	$ 946,618,988	$ 864,835,137

Current and other assets increased in governmental activities by $73,845,677 from the prior year. Cash increases in major governmental funds accounted for over $39 million of the increase, due to excess of

revenues in sales taxes collected, additional ARPA grant funds received, and other increases to revenue over expenditures. In addition, some expenditures in these funds were less than budgeted due to supply chain issues, shortage, and project delays.

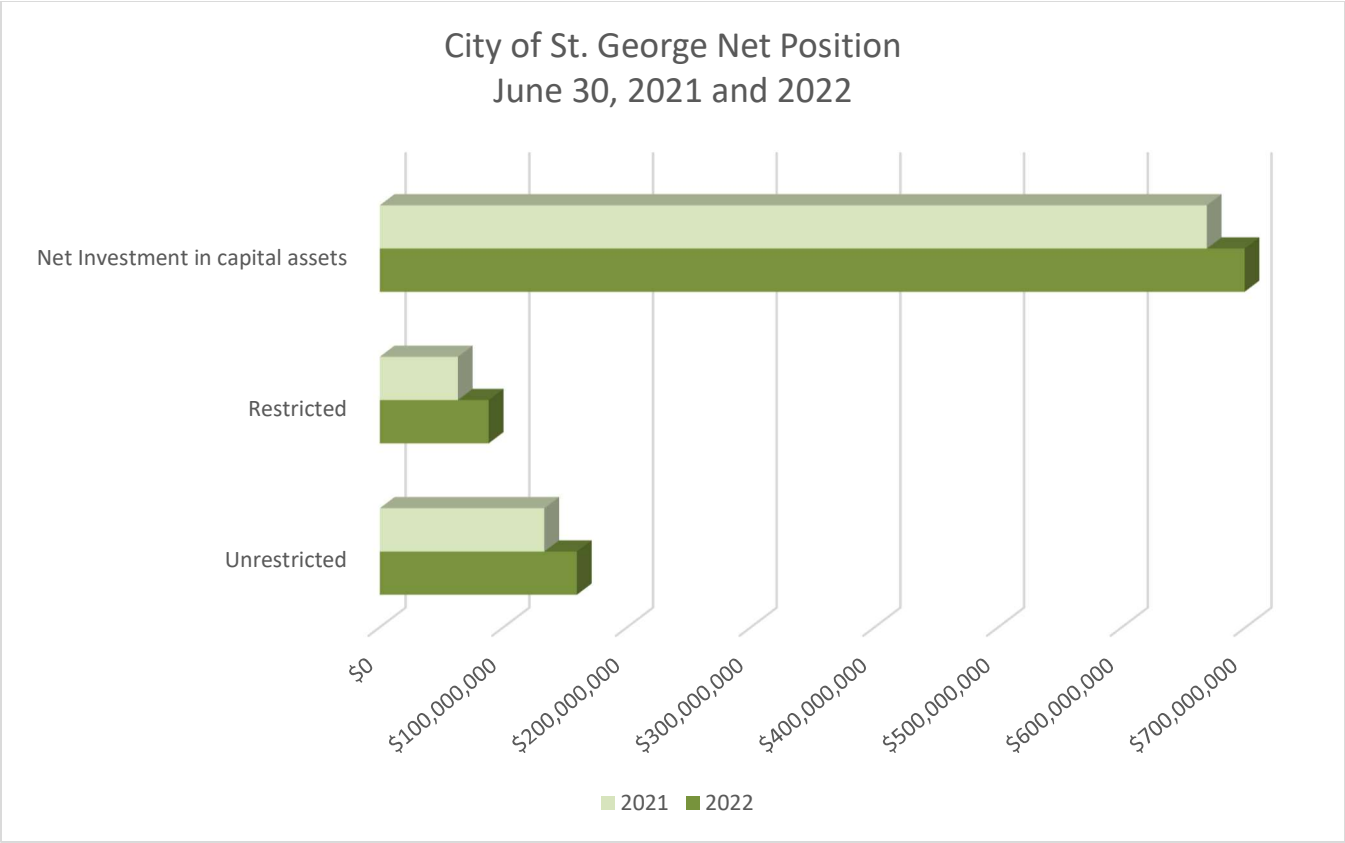
Other liabilities in governmental activities increased by $17,554,210 from the previous year due mainly to the increase of deferred revenue for the American Rescue Plan Act (ARPA) grant funds received but not expended as of June 30, 2022.

Long-term liabilities, which consist of bonds, notes, leases, compensated absences and postemployment benefit obligations, decreased by $10,735,622 from the previous year for governmental and business-type activities combined. The City of St. George's bond obligations decreased by $6,579,546 due to principal payments and amortization of premiums while compensated absence liability increased by $341,983 due to increased wages. The City of St. George's combined net pension liability decreased by $4,498,059 due to the decrease in the City of St. George's share of the state's unfunded liability as of the measurement date of December 31, 2021.

By far, the largest portion of the City of St. George's net position, $699,174,731, reflects its investment in capital assets (e.g., land, buildings, machinery, equipment, vehicles, and infrastructure), net of accumulated depreciation and less any related outstanding debt that was used to acquire those assets. The City of St. George uses these capital assets to provide a variety of services to its citizens. Accordingly, these assets are not available for future spending. Although the City of St. George's investment in capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City of St. George's net position, $88,099,573, represents resources that are subject to external restrictions, laws through constitutional provision or enabling legislation, or city policies on how they may be used. As of the end of the current year, the City's unrestricted net position was $159,344,684.

At the end of the current fiscal year, the City of St. George is able to report positive balances in all reported categories of net position, both for the government as a whole and for business-type activities. However, as in the prior year, there is one special revenue fund that has a negative fund balance, as discussed in the footnotes on page 67.



The City of St. George's overall net position increased by $81,783,851 from the prior fiscal year. The reasons for this overall increase are discussed in the following sections for governmental activities and business-type activities.

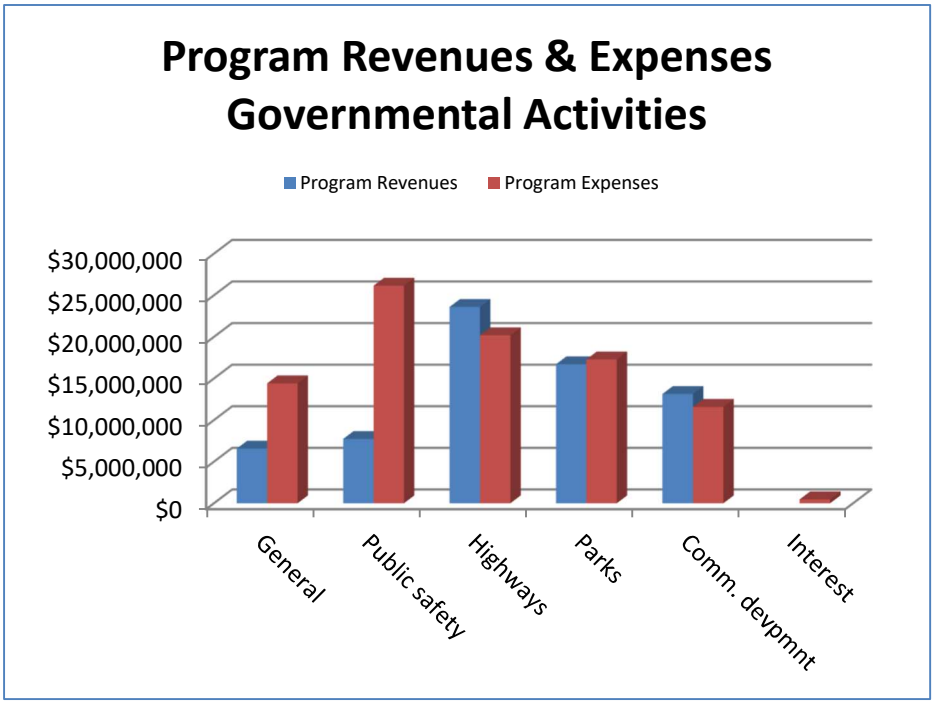
CITY OF ST. GEORGE'S Changes in Net Position

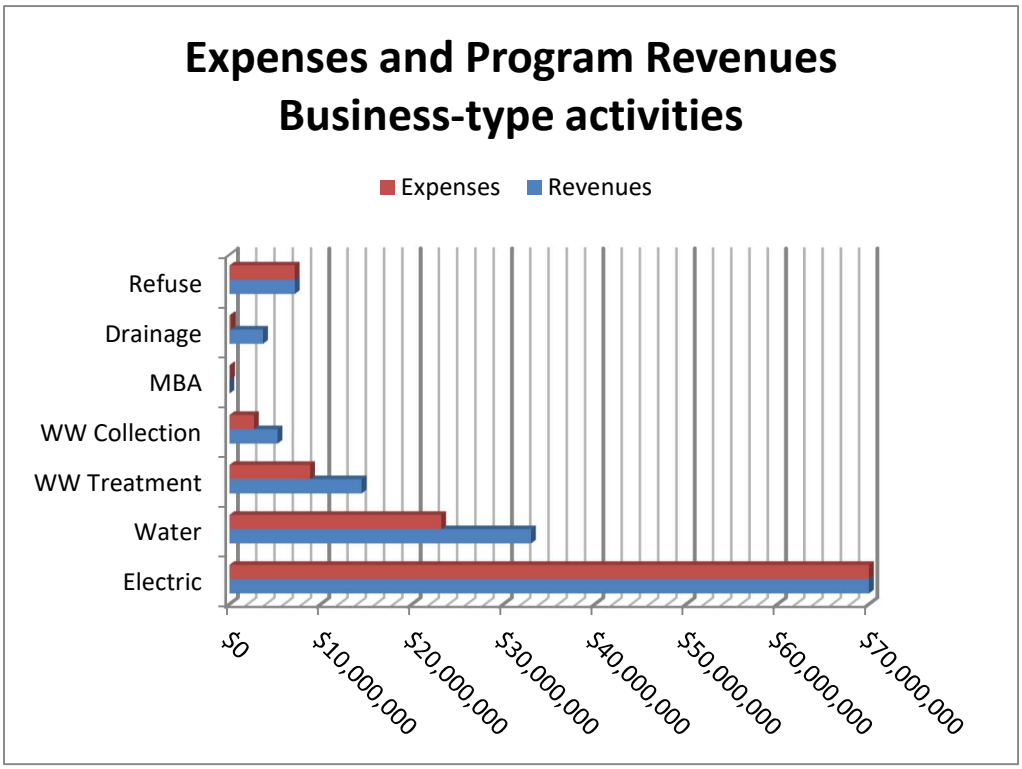
	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Revenues:						
Program revenues:						
Charges for services	$ 32,717,103	$ 28,004,655	$ 135,917,986	$ 131,186,652	$ 168,635,089	$ 159,191,307
Operating grants & contributions	29,062,053	27,369,894	45,848	44,189	29,107,901	27,414,083
Capital grants & contributions	5,955,007	5,025,031	-	-	5,955,007	5,025,031
General revenues:					-	-
Property taxes	16,704,797	16,885,332			16,704,797	16,885,332
Sales & other taxes	64,205,808	55,835,231			64,205,808	55,835,231
Investment income	881,752	593,230	474,868	514,696	1,356,620	1,107,926
Other revenues	1,553,327	7,750,244	255,190	422,441	1,808,517	8,172,685
Total revenues	151,079,847	141,463,617	136,693,892	132,167,978	287,773,739	273,631,595
Expenses:						
General government	14,414,549	17,652,752			14,414,549	17,652,752
Public safety	26,149,394	23,189,330			26,149,394	23,189,330
Highway/public improvements	20,198,019	19,154,267			20,198,019	19,154,267
Parks & recreation	17,294,566	16,036,145			17,294,566	16,036,145
Community & econ development	11,587,445	8,434,474			11,587,445	8,434,474
Interest on long-term debt	468,455	494,035			468,455	494,035
Electric utility			73,854,962	68,748,656	73,854,962	68,748,656
Water utility			23,184,850	23,297,310	23,184,850	23,297,310
Wastewater treatment			8,825,431	7,477,819	8,825,431	7,477,819
Wastewater collection			2,689,998	2,678,190	2,689,998	2,678,190
Municipal building authority			84,195	92,106	84,195	92,106
Drainage utilty			175,187	151,258	175,187	151,258
Refuse collection			7,150,556	6,296,230	7,150,556	6,296,230
Total expenses	90,112,428	84,961,003	115,965,179	108,741,569	206,077,607	193,702,572
Increase in net position before transfers	60,967,419	56,502,614	20,728,713	23,426,409	81,696,132	79,929,023
Transfers	5,532,677	5,100,748	(5,532,677)	(5,100,748)	-	-
Increase in net position	66,500,096	61,603,362	15,196,036	18,325,661	81,696,132	79,929,023
Restatement to beginning net position	87,719				87,719	-
Net position - beginning	547,542,997	485,939,635	317,292,140	298,966,479	864,835,137	784,906,114
Net position - ending	$ 614,130,812	$ 547,542,997	$ 332,488,176	$ 317,292,140	$ 946,618,988	$ 864,835,137

Governmental Activities. During the current fiscal year, net position for governmental activities increased $66,500,096 due to revenues increasing by $9,616,230 while expenses only increased by $5,151,425. The ending balance for governmental activities is $614,130,812.

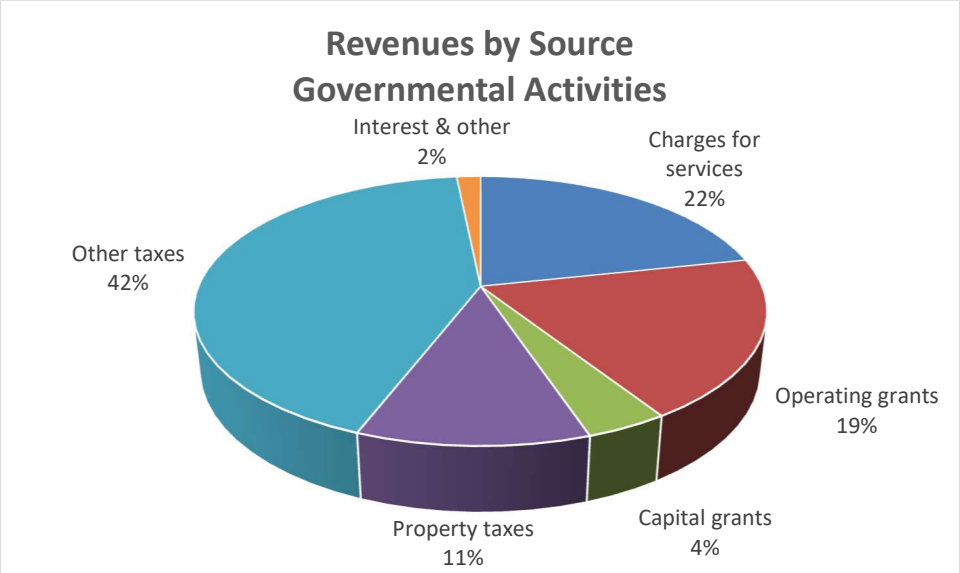
Business-type Activities. During the current fiscal year, net position for business-type activities increased $15,196,036 as a result of rate increases and increases to the customer base, net of increases in expenditures. The ending balance for business-type activities is $332,488,176.

Overall governmental revenues and transfers increased in comparison with the prior fiscal year by 6.86%. Charges for services increased by $4.7 million due to the growth in the area and increased tourism with Ironman events and other local recreation programs. Combined sales type taxes increased by $8.3 million also due to the population growth, tourism, and home building in the area. Other revenues decreased by $6.2 million, because the prior year included a large gain on sale of assets. Operating and capital grants revenue increased by $2.6 million and investment income increased by $289 thousand as interest rates started to rise. Net property tax decreased of $181 thousand mainly due to the expiration of Fort Pierce EDA #1, even though general purpose property taxes increased by $315 thousand.

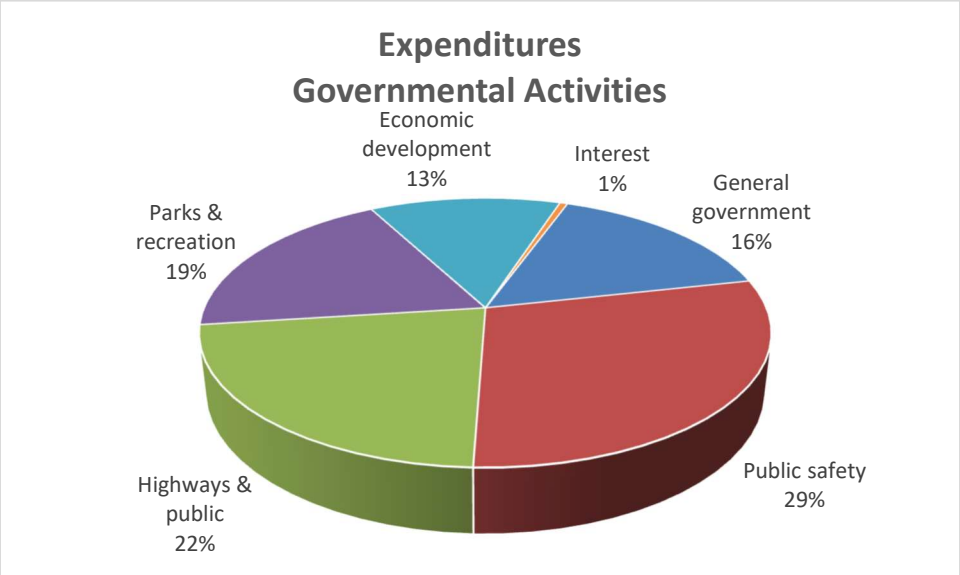




For business-type activities, program revenues increased by 3.61% while expenses increased by 6.64% due to inflation and cost of power. There were several utility rate increases effective on July 1, 2021. The water rate increased $0.10 per 1000 gallons and the electric base rate for residential customers increased $1.00 per month. In January 2022, residential garbage rates increased $0.79 per month and residential curbside recycling increased $0.14 per month. Both of these increases are pass through to Washington County Solid Waste.



When reviewing governmental revenues by source as reflected on the government-wide statement of activities, most categories as a percentage of total revenues only changed by 1% to 2% each, remaining consistent as compared to prior years. However, other taxes increased by 3%, from 39% of total revenues to 42% of total revenues, due to sales and other tax increases during the fiscal year. Interest decreased from 6% of revenues to 2% of revenues, even with rate increases during the fiscal year.



This graph shows governmental expenditures by activity for the current fiscal year as a percentage of total expenditures, as reflected on the government-wide statement of activities. Most activity's percentage of the total expenditures is consistent with prior years, changing by less than 2%, except general government expenditures decreased from 21% of the total, to 16% of the total. This is mainly due to CARES expenditures during the prior fiscal year. Economic development, including golf, increased by 3% and public safety increased by 2%.

Overall expenditures increased 6.06% when compared to the prior fiscal year. On a category level for expenditures, general government decreased by 18.34%, after a prior year increase of 34.25% due to CARES spending. Economic development expenditures increased by 37.38%, after a prior year decrease of 29.99% and public safety expenditures increased by 12.76% after a prior year decrease of 6.77%. Some of the increases to expenditures are related to salary increases that were effective in December 2021 and also due to inflation increases to costs.

Overall business-type activity program revenues increased by 3.61% from the prior fiscal year, while expenses increased 6.64%. The Electric Utility had an increase in revenue of $1,938,496 with an increase in expenses of $5,106,306. The residential revenue increased in part due to a rate increase of $1.00 per month per residential customer while commercial revenue remained fairly stable. During the fiscal year, the city's power costs increased by $4.3 million due to the loss of hydro power and increased replacement power costs due to demand. The Water Utility had an increase of $360,503 in revenue with a decrease in expenses of $112,460. Part of the increased revenue was a rate increase of $0.10 per 1000 gallons, but the City has been encouraging water conservation, so even as the customer base has been increasing, the overall water usage has not increased at the same percentage. The City is incorporating additional water saving measures in the future, such as a landscape ordinance to limit ornamental grass in the desert climate, as well as limits on residential grass as a percentage of the property size. The Wastewater Treatment Utility had an increase of $599,787 in revenue with an increase of $1,347,612 in expenditures. The increased revenue is related to growth in the City and areas served by the Regional Wastewater Treatment Plant. The increase in expenditures is related to increased electricity and salary and benefit costs, but mainly due to increased depreciation with the completion of the $27.5 million plant expansion, which is being depreciated over 50 years. The Wastewater Collection Utility had an increase of $568,709 in revenue, but expenses only increased $11,808. Most of the revenue increase is related to growth and adding new customers to the system.

The graph presented earlier displaying expenses and program revenues for business-type activities reflects that all but two of the business-type activities produced either a breakeven or surplus earnings for the fiscal year, with the exception of the Municipal Building Authority, which consistently reports expenditures in excess of revenues, and the Electric Utility Fund for the reasons mentioned above.

Financial Analysis of Governmental Funds

As noted earlier, the City of St. George uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the City of St. George's *governmental funds* is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City of St. George's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for discretionary use as they represent the portion of fund balance which has not been yet limited to use for a particular purpose by either an external party, the City of St. George itself, or a group or individual that has been delegated authority to assign resources for use for particular purposes by the City of St. George's city council.

On June 30, 2022, the City of St. George's governmental funds reported combined fund balances of $166,829,797, an increase of $33,780,574 or 25.39% in comparison with the prior year.

The General Fund is the chief operating fund of the City of St. George. At the end of the current fiscal year, unassigned fund balance of the General Fund was $23,402,110, an increase of $2,886,762 in unassigned fund balance. Sales taxes, the largest source of revenue in the general fund, increased by $5,063,165 over the prior fiscal year, and other revenue increases of $2,560,254 were greater than increases in spending and transfers of $7,512,542.

The General Fund total fund balance was $29,501,430, and increase of $5,504,607 compared to the prior fiscal year. Of that increase, $2,606,098 is restricted for airport programs. Per the FAA, any revenue in excess of expenditures for airport programs needs to be restricted to fund future airport programs or expenditures. The airport has received FAA COVID grants to reimburse operation costs, along with separate grants for capital improvements, so a lot of the revenue generated from hangar leases, parking, rental car concessions, etc. is net revenue to offset expenditures in future years. Another part of the overall fund balance increase is nonspendable in the form of a long-term notes receivable of $769,296.

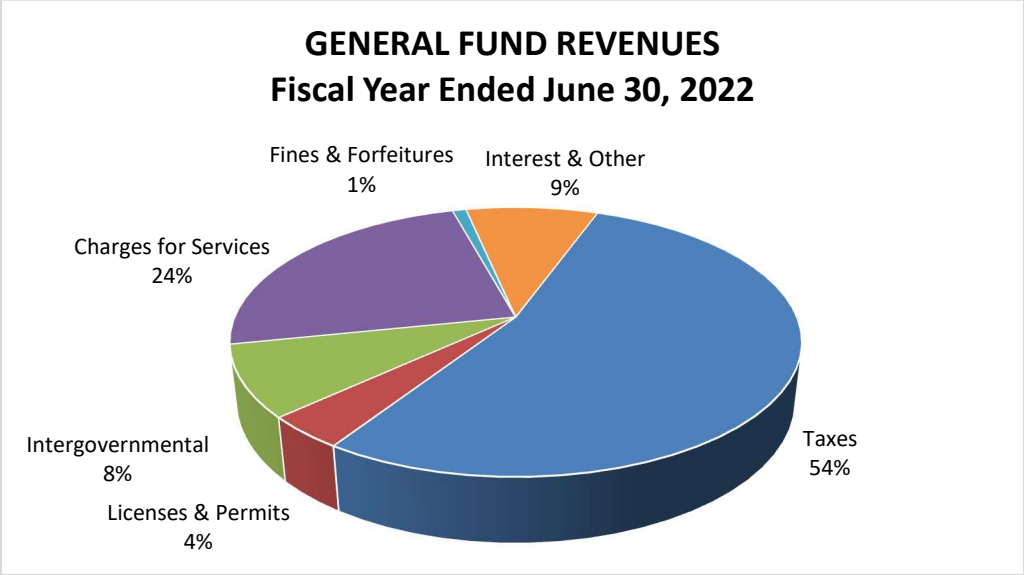
The City has followed the practice for several years of maintaining a minimum General Fund balance of at least 11% to 12%, up to the maximum allowed by Utah State Law, which in 2021 increased to 35%. In prior years, to maintain these levels, any surplus in the General Fund was transferred to the Capital Projects and/or Economic Development Projects Funds of the City, which allows the City more flexibility with these funds. If necessary, these funds can be transferred back to the General Fund without any restrictions other than a public hearing and approval by the City Council. This practice of transferring surplus funds continues to date. Even with this practice, the unassigned fund balance in the General Fund represents 28.9% of total general fund expenditures for the fiscal year ended June 30, 2022, and 23.0% of total original budgeted expenditures for the next fiscal year ended June 30, 2023. Total fund balance represents 28.99% of budgeted expenditures for the next fiscal year.

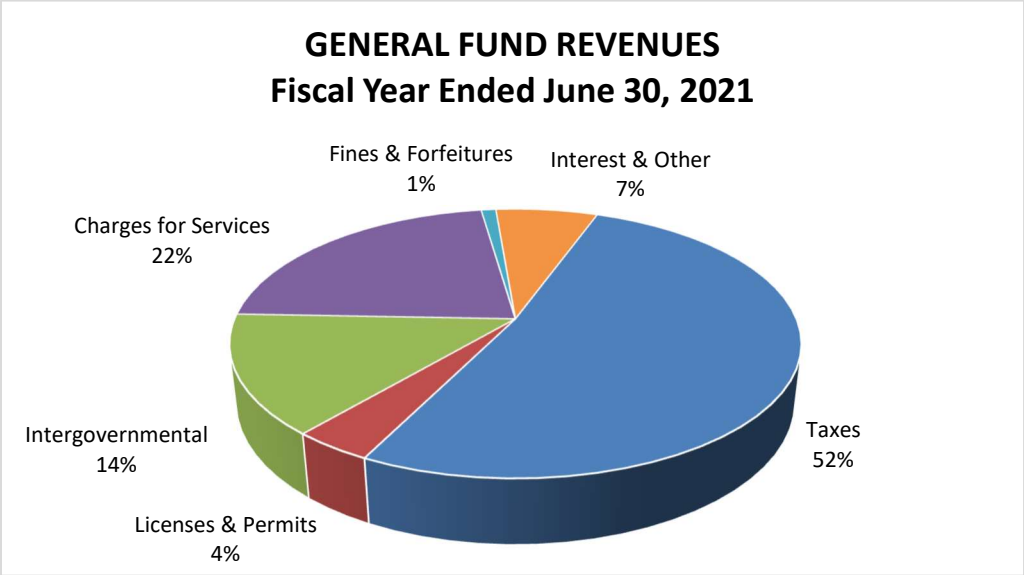
Total fund balance in all *governmental funds* increased by $33,780,574 during the fiscal year.

- The Special Grant Revenue Fund has a fund balance of $0, because grant funds received but not yet spent have been deferred to future periods.
- The fund balance increase of $8,166,082 in the Transportation Improvement Fund was a result in revenue increases of $3,135,917 over budgeted amounts, mainly in highway sales taxes and transportation sales taxes. Expenditures and transfers were $13,646,254 less than budgeted, due to project delays, shipping delays, etc.
- The Capital Equipment Capital Projects Fund Balance increased by $12,016,850. Overall revenue was $22,797,203 less than budgeted, mainly due to not issuing bonds of $20 million. The bonds were to be issued for construction costs on the new city hall and parking structure projects, which have also been delayed, so expenditures for the year were $34,814,052. As these and other projects begin construction, fund balance appropriations will be budgeted to use some of the fiscal year 2022 increase and overall fund balance in this fund of $53,726,757.
- The fund balance in the Public Works Capital Projects Fund decreased by $527,427. Project costs for the year totaled $20,897,527, but revenue and transfers from other funds was only $20,370,101. Future projects will be funded with transfers or contributions from others.
- The Central Business District Fund is the only fund with a deficit fund balance as of the end of the fiscal year, with a deficit fund balance of $2,736,500. The City discusses this deficit in footnote III.B. on page 67.

General Fund

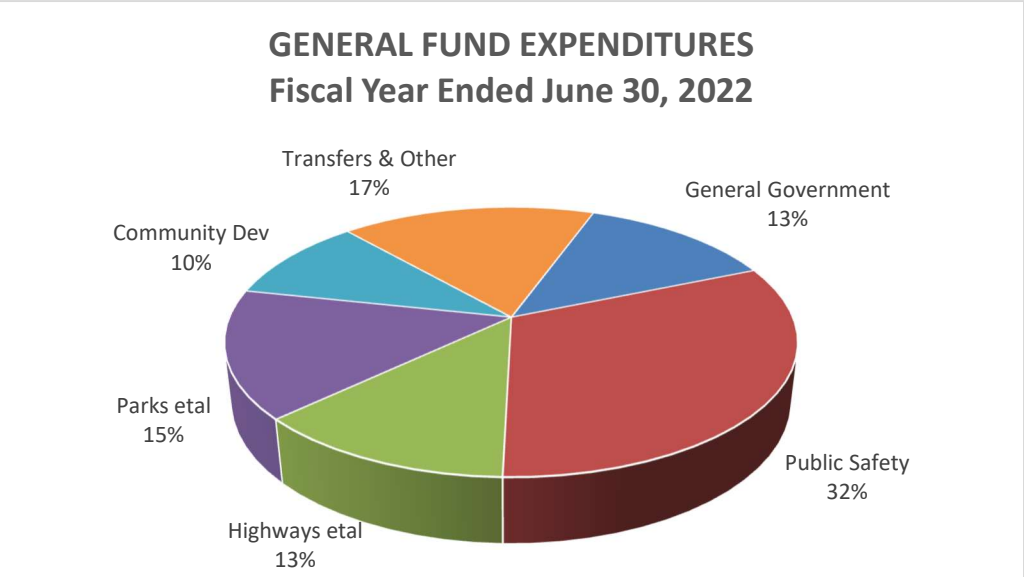
The following graphs display the total revenues in the General Fund by source for the fiscal years ended June 30, 2022, and June 30, 2021.

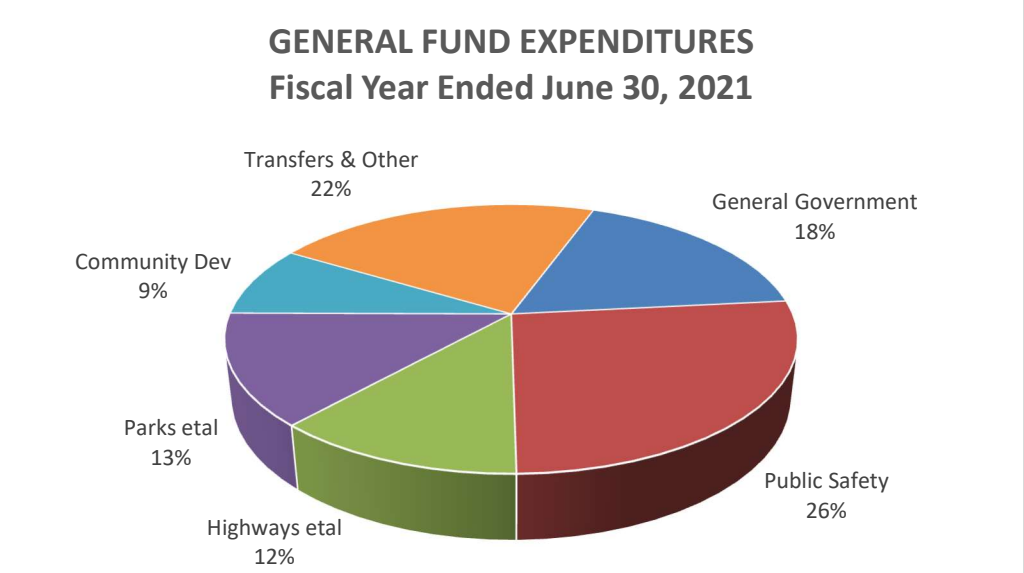




For the General Fund, total revenues increased by over $7.5 million. The largest increase was an increase of over $5.8 million in taxes, most of which was an increase in general sales and use taxes. Intergovernmental revenue decreased over $4.8 million due to fewer federal grants. Charges for services increased over $3.5 million for recreation programs and other events that continue to be popular among residents and tourists. Interest and other revenue increased by $400 thousand.

The following graphs display the total expenditures in the General Fund by source for the fiscal years ended June 30, 2022, and June 30, 2021.





For the General Fund, total expenditures increased by over $7.5 million. General government expenditures decreased by $3.2 million, due mostly to $5.6 million of COVID CRF spending in the prior fiscal year. Transfers & other decreased by $3.1 million, due to a decrease in the amount transferred to the Capital Equipment Capital Projects Fund. Public safety expenditures increased by $7.1 million, due to increases in salaries and benefits of 26% or approximately $3.3 million for additional police officers and wage increases and fire department equipment purchases. Expenditures for highways and public improvement increased $1.5 million, parks increased by $2.9 million, and community development increased by $2.2 million.

During the fiscal year, the General Fund budget was amended from an original budget expenditure total of $91,836,597 to a final budget of $109,878,530. These increases were made to respond to higher revenues than originally estimated. When the final expenditures for the fiscal year were completed, they represented an increase of $6,530,355 from the original budget, due mainly to transfers to other funds of $16,800,000.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets - The City of St. George's investment in capital assets for its governmental and business-type activities as of June 30, 2022, amounts to $791,441,433 (net of accumulated depreciation and amortization). This investment in capital assets includes land, buildings and systems, improvements, infrastructure (streets, sidewalks, etc.), machinery and equipment, and right-to-use leased assets. Total capital assets increased by $39,947,319. This was the result of business-type net capital assets increasing by $16,705,726 while governmental-type net capital assets increased by $23,241,593.

Major capital asset events during the fiscal year included the following:

$841,170 was spent on police vehicles and equipment.

$985,340 was spent on a pumper truck for the fire department.

$917,922 was spent on parks department equipment and vehicles and improvements to parks.

$1,648,502 was spent on equipment and improvements at the regional airport, including an Aircraft Rescue and Fire Fighting (ARFF) vehicle.

$731,110 was spent on golf equipment and improvements, including the St George Golf Clubhouse remodel.

$3,234,378 was spent on land acquisition, temple springs park improvements, fire station head quarters replacement, and other projects in the capital equipment capital projects fund.

$1,363,897 was spent on the Ledges Neighborhood Park in the park impact fund.

$3,580,552 was spent on Fire Station #9 in Little Valley in the fire impact fund.

$1,336,154 was spent on the Horseman Park Drive Extension in the public works capital projects fund.

$2,570,917 was spent on 1450 S Realignment in the public works capital projects fund.

$7,559,964 was spent on the 3000 E widening from Mall Drive to 1580 S in the public works capital projects fund.

$5,462,883 was spent in the Water Utility enterprise fund for the lava field transmission line, city creek pipeline and various distribution and irrigation system improvements and equipment.

$1,618,072 was spent in the Wastewater Collection enterprise fund for various system improvements and equipment.

$5,921,147 was spent in the Electric Utility enterprise fund for canyon view substation and various distribution system, transmission, and generation improvements and equipment.

$17,479,935 was spent in the Regional Wastewater Treatment enterprise fund for various system improvements and equipment, including over $16.2 million on phase II the treatment plant multi-year expansion project.

CITY OF ST. GEORGE'S CAPITAL ASSETS
(net of depreciation/amortization)

	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Land	$ 100,443,555	$ 98,282,747	$ 19,797,075	$ 19,797,075	$ 120,240,630	$ 118,079,822
Works of art	297,416	297,416			297,416	297,416
Construction in progress	41,326,254	18,464,820	56,262,358	35,695,626	97,588,612	54,160,446
Buildings and System	22,751,130	24,092,031	229,244,838	232,517,913	251,995,968	256,609,944
Improvements	63,996,762	65,267,149	8,275,060	9,198,617	72,271,822	74,465,766
Infrastructure	222,047,071	223,887,190			222,047,071	223,887,190
Machinery & equip.	18,477,954	17,387,758	6,941,399	6,605,772	25,419,353	23,993,530
Right-to-use leased equip.	1,580,561	88,854			1,580,561	88,854
Totals	$ 470,920,703	$ 447,767,965	$ 320,520,730	$ 303,815,003	$ 791,441,433	$ 751,582,968

Additional information on the City's capital assets can be found in the footnote IV on pages 72-73, in the supplemental section pages 150-152 and statistical tables page 178.

Long-term Debt - At June 30, 2022, the City has total bonded debt outstanding of $94,239,847. Of this amount, $3,490,000 is considered to be general obligation debt and backed by the full faith and credit of the City and the remainder of $90,749,847 is debt which is secured solely by specific revenue sources.

CITY OF ST. GEORGE'S OUTSTANDING BONDED DEBT

	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
General obligation bonds	$ 3,490,000	$ 4,850,000			$ 3,490,000	$ 4,850,000
Franchise tax revenue bonds	7,018,000	8,344,000			7,018,000	8,344,000
WCIA Capital lease bonds	870,550	1,279,950			870,550	1,279,950
Leases payable	1,631,297	549,847			1,631,297	549,847
Excise tax bonds	6,545,000	6,970,000			6,545,000	6,970,000
Revenue bonds			$ 74,685,000	$ 78,477,000	74,685,000	78,477,000
Total outstanding debt	$ 19,554,847	$ 21,993,797	$ 74,685,000	$ 78,477,000	$ 94,239,847	$ 100,470,797

The City's total bonded debt decreased by $6,230,950 during the fiscal year. Additional information on the City's long-term debt can be found in footnote IV on pages 75-81.

City Bond Ratings

During the current fiscal year, the 2012 Water Revenue bonds were reviewed by the rating agency S&P. The rating was upgraded from A+ to AA- and the outlook was Stable. The release from the rating agency, as it applies to the review, has been posted to the Electronic Municipal Market Access (EMMA) website as required by the continuing disclosure undertaking agreed to by the City of St. George. The following chart details the current ratings for outstanding debt obligations of the City of St. George which have been rated by the various rating agencies.

	Moody's	S&P	Fitch
2010 General Obligation bonds		AA	
2014 General Obligation bonds		AA	
2009 Sales Tax Revenue bonds		AA	AAA
2014 Franchise Tax Revenue bonds		AA	
2017 Excise Tax bonds		AA-	
2012 Water Revenue refunding bonds		AA-	
2008 Electric Revenue bonds	Baa1		
2016 Electric Revenue refunding bonds	A2	AA	
2020 Wastewater Treatment Revenue bonds		AA-	

The City of St. George has complied with and will continue to comply with all continuing disclosure requirements for the various bond issues where continuing disclosure is required. This report contains a fourth section which contains the required continuing disclosure schedules, beginning on page 196.

State statutes limit the amount of general obligation debt a governmental entity may issue to 4% of its total fair market value of taxable value. The current limitation for the City of St. George is $792,637,239, which is significantly in excess of the City's outstanding general obligation debt. In addition, state statute allows for an additional 4% to be used for water, sewer, or electrical projects thus resulting in a debt limit of 8% of the total fair market value of taxable value. The current limitation for these water, sewer and electrical projects is thus $792,637,239, which again significantly exceeds the outstanding business-type activity debt. Thus the total debt limit is $1,585,274,479 while the total outstanding debt less resources restricted for debt service is $77,778,937. The resulting debt margin is $1,507,495,541. The statistical section of this report has additional information on debt margin and demonstrates the calculation of this margin for the current fiscal year.

Additional information on the outstanding debt obligations of the City can be found in the footnotes to this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The unemployment rate for Washington County (of which St. George is the largest City) was 2.1% for the month ended June 2022 compared with a state unemployment rate of 2.0% and a national rate of 3.6%. This compares with a county rate of 2.5% in June 2021. (Source: Utah Dept. of Workforce Services)

The General Fund budget for the fiscal year-ending June 30, 2023, is $101,759,854 which represents an increase of 10.8% from the original adopted budget for the fiscal year ended June 30, 2022. The fiscal year 2023 budget anticipates that revenues will continue to increase beyond pre-COVID levels for most revenue types.

In governmental-activities, the fees remained consistent during the current fiscal year. As new facilities were opened, new fees were approved. For the June 30, 2023 fiscal budget, there were some recreation fee increases, but there is no property tax rate increase.

In business-type activities during the current fiscal year, there were rate increases as follows: water rates increased $0.10 per 1000 gallons; electric rates increased by $1.00 per month for residential customers and in January 2022, residential garbage rates increased by $0.79 per month and residential curbside recycling increased by $0.14 per month. For the fiscal year June 30, 2023 budget, there are rate increases for water rates equivalent to $0.10 per 1000 gallons up to $0.60 per 1000 gallons for the highest tier; electric rates increased by $1.00 per month for residential customers; commercial and residential wastewater fees increased by 6% and pass through garbage and recycling rates are proposed to increase in January of 2023.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City of St. George's finances for all those with an interest in the City's finances. Questions concerning any information provided in this report or requests for additional financial information should be addressed to:

City of St. George, Finance Manager, 175 E. 200 N. St. George, UT 84770

Basic Financial Statements

CITY OF ST. GEORGE, UT
STATEMENT OF NET POSITION
JUNE 30, 2022

	Governmental Activities	Business-type Activities	Total
ASSETS:			
Cash and cash equivalents	$ 186,547,238	$ 79,456,373	$ 266,003,611
Restricted cash		8,584,558	8,584,558
Receivables (net of allowance for uncollectibles)	34,099,805	16,365,142	50,464,946
Lease receivable - short term	188,942		188,942
Notes receivable	769,296	998	770,295
Lease receivable - long term	7,155,385		7,155,385
Internal balances	(810,503)	810,503	-
Inventory	201,850	3,758,937	3,960,788
Prepaid expenses	26,190	-	26,190
Net pension assets	15,359,667	4,609,506	19,969,173
Bond discounts		517,009	517,009
Capital assets not being depreciated	142,067,225	76,059,433	218,126,658
Capital assets, net of accumulated depreciation/ amortization	328,853,480	244,461,295	573,314,775
Total assets	$ 714,458,576	$ 434,623,755	$ 1,149,082,331
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pensions	7,038,683	2,214,115	9,252,798
Deferred charges on bond refunding		-	-
Total deferred outflows	7,038,683	2,214,115	9,252,798
LIABILITIES:			
Accounts payable and accrued liabilities	$ 11,604,497	$ 13,658,712	$ 25,263,209
Construction bonds held and retainage payable	6,663,222		6,663,222
Deposits payable		2,254,265	2,254,265
Unearned revenues	19,092,840	-	19,092,840
Accrued interest payable	129,904		129,904
Compensated absences			
Due within one year	450,000	115,000	565,000
Due in more than one year	3,127,758	1,242,339	4,370,097
Net pension liability			
Due in more than one year	-	-	-
Notes payable:			
Due within one year	-	-	-
Due in more than one year	-	-	-
Bonds payable:			
Due within one year	3,486,000	5,153,102	8,639,102
Due in more than one year	14,741,989	74,959,364	89,701,353
Capital leases:			
Due within one year	808,162		808,162
Due in more than one year	1,693,686		1,693,686
Total liabilities	61,798,058	97,382,782	159,180,840
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows related to pensions	22,286,199	6,966,912	29,253,111
Property tax levy	16,047,028		16,047,028
Leases	7,235,162		7,235,162
Total deferred inflows	45,568,389	6,966,912	52,535,301
NET POSITION:			
Net investment in capital assets	450,060,964	249,113,767	699,174,731
Restricted for:			
Unspent bond/impact fees for const.		558,685	558,685
Debt service	358,756	395,887	754,643
Public safety programs	1,840,527		1,840,527
Transportation programs	54,254,637		54,254,637
Housing & community development	294,264		294,264
Park construction & development	16,815,415		16,815,415
Community & economic development	13,581,403		13,581,403
Unrestricted	76,924,847	82,419,837	159,344,684
Total Net Position	$ 614,130,812	$ 332,488,176	$ 946,618,988

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED JUNE 30, 2022

		Program Revenues			Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants & Contributions	Capital Grants & Contributions	Governmental Activities	Business-type Activities	Total
Governmental activities:							
General government	$ 14,414,549	$ 6,222,344	$ 347,038	$ -	$ (7,845,167)		$ (7,845,167)
Public safety	26,149,394	4,784,588	2,944,925	-	(18,419,880)		(18,419,880)
Highways & public improvements	20,198,019	3,784,584	15,915,486	3,895,007	3,397,058		3,397,058
Parks, recreation & public property	17,294,566	6,917,559	7,728,476	2,060,000	(588,531)		(588,531)
Community development & golf	11,587,445	11,008,027	2,126,128		1,546,710		1,546,710
Interest on long-term debt	468,455				(468,455)		(468,455)
Total governmental activities	90,112,428	32,717,103	29,062,053	5,955,007	(22,378,266)	-	(22,378,266)
Business-type activities:							
Electric utility	73,854,962	72,328,513	36,094			(1,490,355)	(1,490,355)
Water utility	23,184,850	33,012,548	-			9,827,698	9,827,698
Regional wastewater treatment	8,825,431	14,461,420	9,754			5,645,743	5,645,743
Wastewater collection	2,689,998	5,271,831				2,581,833	2,581,833
Municipal building authority	84,195	-				(84,195)	(84,195)
Drainage utility	175,187	3,680,285				3,505,098	3,505,098
Solid waste	7,150,556	7,163,390				12,834	12,834
Total business-type activities	115,965,179	135,917,986	45,848	-		19,998,653	19,998,653
Total primary government	206,077,607	168,635,089	29,107,901	5,955,007	(22,378,266)	19,998,653	(2,379,613)
General Revenues and transfers							
General revenues:							
Taxes:							
Property taxes levied for general purposes					12,840,868		12,840,868
Contributions from other governments					2,340,604		2,340,604
Property taxes levied for debt service					1,523,325		1,523,325
Franchise taxes					8,117,834		8,117,834
General sales taxes, highway sales taxes & RAP sal					56,087,974		56,087,974
Business licenses					879,647		879,647
Investment income					881,752	474,868	1,356,620
Lease payments					-		-
Gain on sale of assets					120,320	67,276	187,597
Rents & concessions					306,031	8,400	314,431
Insurance claim proceeds						26,557	26,557
Miscellaneous					247,332	152,959	400,290
Interfund transfers					5,532,677	(5,532,677)	0
Total general revenues and transfers					88,878,363	(4,802,617)	84,075,746
Change in net position					66,500,097	15,196,036	81,696,133
Restatement for leases					87,719		87,719
Net position - beginning					547,542,997	317,292,140	864,835,137
Net position - ending					$ 614,130,812	$ 332,488,176	$ 946,618,989

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
GOVERNMENTAL FUNDS TYPE
BALANCE SHEET
JUNE 30, 2022

	General	Special Grant Revenue Fund	Transportation Improvement Revenue Fund	Capital Equip. Capital Projects Fund	Public Works Capital Projects Fund	Other Governmental Funds	Total Governmental Funds
ASSETS							
Cash	$ 34,884,942	$ 15,328,713	$ 26,852,846	$ 54,606,586	$ 1,339,639	$ 52,822,906	$ 185,835,631
Accounts receivable	21,857,861		2,558,062	66,667	972,221	8,644,994	34,099,805
Leases receivable - short term	143,498					45,445	188,942
Prepaid items	26,190					-	26,190
Inventory	201,850						201,850
Notes receivable	769,296						769,296
Due from other funds	-			88,268		2,948,471	3,036,739
Leases receivable - long term	7,071,979					83,406	7,155,385
Total assets	$ 64,955,617	$ 15,328,713	$ 29,410,907	$ 54,761,521	$ 2,311,861	$ 64,545,221	$ 231,313,839
LIABILITIES							
Construction bonds held	$ 6,663,222	$ -	$ -	$ -	$ -	$ -	$ 6,663,222
Due to other funds	-			810,503	-	3,036,739	3,847,243
Deferred impact fee credits					-	-	-
Deferred revenue	2,646,841	15,228,713			217,287	1,000,000	19,092,840
Accounts payable & accrued liabilities	7,334,176	100,000		224,260	1,804,605	2,135,506	11,598,548
Total liabilities	16,644,238	15,328,713	-	1,034,764	2,021,892	6,172,246	41,201,853
DEFERRED INFLOWS OF RESOURCES							
Unavailable revenues - property tax levy	11,700,000					4,347,028	16,047,028
Unavailable revenues - leases	7,109,949					125,213	7,235,162
Total deferred inflows of resources	18,809,949	-	-	-	-	4,472,241	23,282,190
FUND BALANCES (deficits):							
Nonspendable:							
Inventories & prepaids	228,040						228,040
Noncurrent notes receivables	769,296						769,296
Restricted for:							
Public safety programs	89,151			1,317,415		433,961	1,840,527
Cemetery perpetual care	-						-
Transportation and airport programs	5,012,833		29,410,907			19,830,897	54,254,637
Housing & community development						294,264	294,264
Parks construction & development						16,724,577	16,724,577
Community & economic development						2,443,313	2,443,313
Debt service fund						358,756	358,756
Capital projects fund				52,409,342	289,968	5,322,538	58,021,849
Assigned to:							
Community & economic development						11,138,090	11,138,090
Parks construction & development						90,838	90,838
Capital projects fund						-	-
Unassigned:	23,402,110	-				(2,736,500)	20,665,610
Total fund balances (deficits)	29,501,430	-	29,410,907	53,726,757	289,968	53,900,735	166,829,797
Total liabilities, deferred inflows and fund balan	$ 64,955,617	$ 15,328,713	$ 29,410,907	$ 54,761,521	$ 2,311,861	$ 64,545,221	
Amounts reported for governmental activities in the statement of net assets are different because:							
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.							470,920,705
Long-term liabilities, including bonds payable and capital leases, are not due and payable in the current period and therefore are not reported in the funds.							(24,437,499)
Pension assets, net liability, and deferred inflows & outflows are not due and payable in the current period and therefore are not reported in the funds.							112,151
Fund balance in Self-Insurance internal service fund							705,658
							$ 614,130,812

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
GOVERNMENTAL FUNDS TYPE
STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	General	Special Grant Revenue Fund	Transportation Improvement Revenue Fund	Capital Equip. Capital Projects Fund	Public Works Capital Projects Fund	Non-major Governmental Funds	Total Governmental Funds
Revenues:							
Taxes & special assessments	$ 55,677,134	$ -	$ 14,502,543	$ -		$10,203,338	$ 80,383,015
Contributions from other governments					1,710,970	4,291,386	6,002,356
Licenses and permits	4,113,231					-	4,113,231
Intergovernmental	8,917,026	2,725,483		-	-	3,748,291	15,390,800
Charges for services	24,855,855			-		925,254	25,781,108
Fines & forfeitures	995,854					-	995,854
Investment income	437,060		88,904			352,530	878,494
Rents & concessions	88,258			10,661		207,111	306,031
Miscellaneous	160,889			5,146	-		166,035
Contributions from other sources	1,087,968		134,469	70,000	40,983	99,339	1,432,760
Capital development fees	-					14,913,639	14,913,639
Total revenues	96,333,274	2,725,483	14,725,917	85,807	1,751,953	34,740,888	150,363,322
Expenditures:							
Current:							
General government	12,962,644	654,907				2,966	13,620,517
Public safety	31,149,474					5,042	31,154,515
Highways & public improvements	12,383,189		142,208	12,349	2,641,489	2,478,081	17,657,316
Parks, recreation & public property	15,105,248					1,188,014	16,293,262
Community development & golf	9,966,398	2,026,241				1,656,901	13,649,539
Capital outlay	-			3,234,378	18,256,038	7,076,465	28,566,882
Debt service							
Capital leases	-					-	-
Principal	-					2,990,400	2,990,400
Interest & admin charges	-			5,013		601,151	606,163
Total expenditures	81,566,952	2,681,148	142,208	3,251,740	20,897,527	15,999,019	124,538,594
Excess (deficiency) of revenues over expenditures	14,766,322	44,336	14,583,709	(3,165,933)	(19,145,574)	18,741,869	25,824,728
Other financing sources (uses):							
Transfers in	5,717,491			16,800,000	18,618,148	607,962	41,743,601
Transfers out	(16,800,000)	(44,336)	(6,417,627)	(1,617,218)		(10,731,743)	(35,610,924)
Proceeds from sale of capital assets	120,320			-		-	120,320
Proceeds from capital lease	1,626,182						1,626,182
Proceeds of bonds and/or notes						-	-
Total other financing sources (uses)	(9,336,007)	(44,336)	(6,417,627)	15,182,782	18,618,148	(10,123,781)	7,879,179
Net change in fund balances	5,430,315	(0)	8,166,082	12,016,850	(527,427)	8,618,088	33,703,907
Fund balance restatement leases	74,292					2,375	76,667
Fund balances (deficit) beginning of year,	23,996,823	-	21,244,826	41,709,907	817,395	45,280,272	133,049,223
Fund balances (deficit), end of year	$ 29,501,430	$ (0)	$ 29,410,907	$ 53,726,757	$ 289,968	$ 53,900,735	$ 166,829,797

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED JUNE 30, 2022

Net change in fund balances - total governmental funds	**$**	**33,703,907**
Amounts reported for governmental activities in the statement of activities differs from the amounts reported in the statement of revenues, expenditures, and changes in fund balance because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the costs of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capital outlays & deletions exceeded depreciation in the current period.		**23,152,739**
Issuance of debt principal is a revenue in the governmental funds, but increases long-term liabilities in the statement of net position.		**(1,626,182)**
Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		**4,046,972**
Bond premiums are revenues in the governmental funds in the year of issuance, but amortization of the liability in the government-wide statement of net position reduces interest expense in the government-wide statement of activities		**144,368**
Accrued Interest for Long-term debt is not reported as an expenditure for the current period while it is recorded in the statement of activities.		**30,059**
Compensated absences expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.		**(325,863)**
GASB 68 changed the accounting for pension costs and the recording of net assets, net pension liability, and the related deferred inflows/outflows. These items are recorded in the government-wide statements but not the individual governmental funds.		**7,513,088**
Internal service funds are used by management to charge the costs of self-insurance to individual funds. The net revenue of these activities of internal service funds is reported with governmental activities.		**(138,990)**
Change in net position of governmental activities	**$**	**66,500,097**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS ORIGINAL	FINAL	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES:				
Taxes:				
General property taxes	$ 11,000,000	$ 11,170,000	$ 11,104,995	$ (65,005)
Prior year's delinquent taxes	200,000	200,000	120,921	(79,079)
Fee-In-Lieu of property taxes	1,400,000	1,400,000	1,303,013	(96,987)
General sales & use taxes	29,000,000	34,700,000	35,030,370	330,370
Franchise taxes	7,550,000	7,550,000	8,117,834	567,834
Total taxes	49,150,000	55,020,000	55,677,134	657,134
Licenses & permits:				
Business licenses & permits	790,000	790,000	879,647	89,647
Non-business licenses & permits	2,534,000	2,654,000	3,233,584	579,584
Total licenses & permits	3,324,000	3,444,000	4,113,231	669,231
Intergovernmental revenues:				
Federal grants	5,143,090	5,649,446	3,680,614	(1,968,832)
State grants	601,557	874,123	638,074	(236,049)
Class "C" roads	3,500,000	4,200,000	4,456,395	256,395
State liquor allotment	120,000	120,000	141,944	21,944
Total intergovernmental revenues	9,364,647	10,843,569	8,917,026	(1,926,543)
Charges for services:				
Enterprise funds	5,880,000	5,880,000	5,880,000	(0)
Public safety	3,540,130	3,540,130	3,788,734	248,604
Parks & public property	735,000	875,000	1,029,570	154,570
Cemetery	350,000	350,000	477,295	127,295
Recreation	3,236,700	3,291,879	3,895,241	603,362
Airport	1,686,400	2,136,400	2,815,964	679,564
Golf Courses	5,623,000	6,124,766	6,744,873	620,107
Reuse Center	479,000	479,000	224,177	(254,823)
Total charges for services	21,530,230	22,677,175	24,855,855	2,178,680
Fines & forfeitures:				
Court fines & bail forfeitures	1,111,000	1,111,000	995,854	(115,146)
Miscellaneous:				
Interest	250,000	250,000	437,060	187,060
Rents & concessions	80,000	80,000	88,258	8,258
Other	115,500	115,925	160,889	44,964
Total miscellaneous	445,500	445,925	686,207	240,282
Total revenues	84,925,377	93,541,669	95,245,306	1,703,637
Other Financing Sources :				
Sales of capital assets	60,000	60,000	120,320	60,320
Contributions from others	590,000	622,001	1,087,968	465,967
Interfund utility services	-	-	-	-
Proceeds from capital lease	-	-	1,626,182	1,626,182
Transfers from other funds	6,011,220	7,216,799	5,717,491	(1,499,308)
Total Other Financing Sources :	6,661,220	7,898,800	8,551,961	653,161
Total revenues & Other Financing Sources	$ 91,586,597	$ 101,440,469	$ 103,797,267	$ 2,356,798

(continued)

The notes to the financial statements are an integral part of this statement

CITY OF ST. GEORGE, UT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
(continued)
FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET
EXPENDITURES:	ORIGINAL	FINAL	ACTUAL	POSITIVE (NEGATIVE)
General government:				
City council	$ 667,362	$ 697,520	$ 698,995	$ (1,475)
City manager	1,236,238	1,299,183	1,259,775	39,408
Human resources	797,683	806,186	708,294	97,892
Communications & marketing	536,087	530,831	462,427	68,404
Budget & financial planning	312,286	316,594	269,062	47,532
Administrative services & finance	2,266,977	2,284,862	2,151,797	133,065
Technology services	2,018,025	2,111,175	2,009,474	101,701
Building maintenance	1,884,316	1,888,604	1,704,437	184,167
Legal	1,768,727	1,792,228	1,637,236	154,992
Economic & housing development	374,990	400,420	322,125	78,295
Elections	196,600	196,600	167,378	29,222
Coronavirus relief fund COVID 19	-	305,563	305,563	0
Nondepartmental	1,416,200	1,416,200	1,266,080	150,120
Total general government	13,475,491	14,045,966	12,962,644	1,083,322
Public Safety:				
Police	19,687,260	20,182,992	20,269,249	(86,257)
Drug task force	191,135	191,135	169,589	21,546
Dispatch center	3,818,928	4,091,034	3,340,150	750,884
Fire	8,279,902	8,367,612	7,370,486	997,126
Total public safety	31,977,225	32,832,773	31,149,474	1,683,299
Highways & public improvements:				
Public works administration	344,379	348,983	320,101	28,882
Fleet maintenance & motor pool	1,729,806	1,746,160	1,497,520	248,640
Streets	6,441,328	5,484,674	5,504,705	(20,031)
Engineering	2,123,049	2,136,619	1,962,803	173,816
Airport	6,445,661	6,912,332	3,098,059	3,814,273
Total highways & improvements	17,084,223	16,628,768	12,383,189	4,245,579
Parks, recreation & public property:				
Parks and open spaces	9,079,698	9,344,424	7,367,684	1,976,740
Recreation & cultural arts	7,306,872	7,977,358	7,181,339	796,019
Cemetery	706,369	714,624	556,224	158,400
Total parks, recreation & public property	17,092,939	18,036,406	15,105,248	2,931,158
Community development & golf:				
Code enforcement	141,303	140,841	111,861	28,980
Development services	2,204,833	2,358,005	2,086,502	271,503
Planning commission	12,000	12,000	12,528	(528)
Golf courses	7,438,115	6,433,511	7,755,507	(1,321,996)
Total community development & golf	9,796,251	8,944,357	9,966,398	(1,022,041)
Debt service: Capital leases	-	-	-	-
Total expenditures	89,426,129	90,488,270	81,566,952	8,921,318
OTHER FINANCING USES				
Contributions to other funds	2,410,468	19,390,260	16,800,000	2,590,260
TOTAL EXPENDITURES & OTHER USES	91,836,597	109,878,530	98,366,952	11,511,578
Net change in fund balance	(250,000)	(8,438,061)	5,430,315	$ 13,868,376
Fund Balance at beginning of year	23,996,823	23,996,823	23,996,823	
Fund Balance restatement leases			74,292	
Fund Balance at end of year	$ 23,746,823	$ 15,558,762	$ 29,501,430	

The notes to the financial statements are an integral part of this statement

CITY OF ST. GEORGE, UT
SPECIAL GRANT REVENUE FUND - SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Interest income	$ 4,400	$ 4,400	$ -	$ (4,400)
Intergovernmental	8,125,000	10,125,000	2,725,483	(7,399,517)
Other	-	-	-	-
Total revenues	8,129,400	10,129,400	2,725,483	(7,403,917)
EXPENDITURES:				
Current:				
General Government	100,000	100,000	654,907	(554,907)
Community & Econ Development	350,000	2,350,000	2,026,241	323,759
Capital outlay:	15,354,000	15,354,000	-	15,354,000
Total expenditures	15,804,000	17,804,000	2,681,148	15,122,852
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(7,674,600)	(7,674,600)	44,336	7,718,936
OTHER FINANCING SOURCES (USES):				
Transfers from other funds	-	-	-	-
Transfers to other funds	-	-	(44,336)	(44,336)
Total other financing sources(uses)	-	-	(44,336)	(44,336)
NET CHANGE IN FUND BALANCE *	(7,674,600)	(7,674,600)	(0)	$ 7,674,600
Fund balance at beginning of year	-	-	-	
Fund balance at end of year	$ (7,674,600)	$ (7,674,600)	$ (0)	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

Note: ARPA grant revenue received in fiscal year 2021 was deferred to future years.
The notes to the financial statements are an integral part of this statement

CITY OF ST. GEORGE, UT
TRANSPORTATION IMPROVEMENT - SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Highway & transportation sales taxes	$ 11,500,000	$ 11,500,000	$ 14,502,543	$ 3,002,543
Interest income	90,000	90,000	88,904	(1,096)
Total revenues	11,590,000	11,590,000	14,591,447	3,001,447
EXPENDITURES:				
Current:				
Highways and public improvements	120,000	120,000	142,208	(22,208)
Capital projects:				
Improvements	100,000	100,000	-	100,000
Total expenditures	220,000	220,000	142,208	77,792
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	11,370,000	11,370,000	14,449,239	3,079,239
OTHER FINANCING SOURCES (USES):				
Transfers to other funds	(24,365,000)	(19,986,089)	(6,417,627)	13,568,462
Transfers from other funds	-	-	-	-
Contributions from private sources	-	-	134,469	134,469
Total other financing sources(uses)	(24,365,000)	(19,986,089)	(6,283,158)	13,702,931
NET CHANGE IN FUND BALANCE *	(12,995,000)	(8,616,089)	8,166,082	$ 16,782,171
Fund balance at beginning of year	21,244,826	21,244,826	21,244,826	
Fund balance at end of year	$ 8,249,826	$ 12,628,737	$ 29,410,907	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
STATEMENT OF NET POSITION
PROPRIETARY FUNDS

JUNE 30, 2022

	Business-type Activities - Enterprise Funds					Governmental Activities
	ELECTRIC UTILITIES	WATER UTILITIES	WASTEWATER TREATMENT	Non-Major Enterprise Funds	TOTALS 2022	Internal Service Fund
ASSETS						
Current assets:						
Cash and equivalents	$ 17,284,443	$ 16,921,282	$ 37,043,121	$ 8,207,526	$ 79,456,373	$ 711,607
Restricted cash	1,600	394,288	8,188,671	-	8,584,558	
Accounts receivable, net	8,845,076	4,777,430	1,321,853	1,420,782	16,365,142	
Note receivable				998	998	
Due from other funds	810,503		-		810,503	
Inventory	2,957,150	801,788			3,758,937	
Prepaid expenses	-	-		-	-	
Bond discounts & insurance	381,671	4,419	130,919		517,009	
Total current assets	30,280,443	22,899,207	46,684,564	9,629,307	109,493,521	711,607
Noncurrent assets:						
Capital assets not being depreciated	2,683,328	36,022,046	32,099,729	5,254,330	76,059,433	
Capital assets, net of accumulated depreciation	64,224,703	90,261,174	79,455,788	10,519,630	244,461,295	-
Net pension assets	2,161,180	1,458,513	547,408	442,405	4,609,506	
Total noncurrent assets	69,069,211	127,741,733	112,102,925	16,216,365	325,130,235	-
Total assets	99,349,654	150,640,940	158,787,489	25,845,672	434,623,755	711,607
DEFERRED OUTFLOWS OF RESOURCES						
Deferred outflows related to pensions	1,022,499	704,021	287,057	200,538	2,214,115	
Deferred charge on bond refunding	-				-	
Total deferred outflows of resources	1,022,499	704,021	287,057	200,538	2,214,115	-
LIABILITIES						
Current liabilities:						
Accounts payable & accrued liabilities	8,207,879	2,633,548	2,065,394	751,891	13,658,712	5,949
Compensated absences - short term	50,000	40,000	15,000	10,000	115,000	
Bonds payable - short term	2,692,000	1,581,102	880,000	-	5,153,102	
Note payable - short term		-			-	
Deposits payable	1,265,595	631,840	130,735	226,096	2,254,265	
Total current liabilities	12,215,473	4,886,489	3,091,129	987,987	21,181,079	5,949
Long-term liabilities:						
Compensated absences - long term	562,765	392,664	178,863	108,047	1,242,339	
Bonds payable - long term	37,570,850	0	37,388,514	-	74,959,364	
Note payable - long term		-			-	
Net pension liability	-	-	-	-	-	
Unearned revenue	-	-			-	
Total long-term liabilities	38,133,615	392,664	37,567,376	108,047	76,201,703	-
Total liabilities	50,349,089	5,279,153	40,658,506	1,096,035	97,382,782	5,949
DEFERRED INFLOWS						
Deferred inflows related to pensions	3,227,301	2,210,576	885,064	643,971	6,966,912	
Total liabilities and deferred inflows of resources	53,576,390	7,489,729	41,543,570	1,740,006	104,349,694	5,949
NET POSITION						
Net Investment in capital assets	27,026,852	124,706,538	81,606,417	15,773,960	249,113,767	-
Restricted for bond retirement	1,600	394,288	-		395,887	-
Restricted for impact fee projects				558,685	558,685	
Unrestricted	19,767,312	18,754,407	35,924,559	7,973,559	82,419,837	705,658
Total net position	$ 46,795,763	$ 143,855,232	$ 117,530,976	$ 24,306,204	$ 332,488,176	$ 705,658

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	Business-type Activities - Enterprise Funds					Governmental Activities
	ELECTRIC UTILITIES	WATER UTILITIES	WASTEWATER TREATMENT	Non-Major Enterprise Funds	TOTALS 2022	Internal Service Fund
OPERATING REVENUES:						
Charges for services	$ 68,123,119	$ 29,668,058	$ 10,535,306	$ 15,745,767	$ 124,072,250	$ 342,344
Other operating revenues	4,205,394	3,344,490	3,926,114	369,739	11,845,737	
Total operating revenues	72,328,513	33,012,548	14,461,420	16,115,505	135,917,986	$ 342,344
OPERATING EXPENSES:						
Electricity purchased	44,962,101		715,344		45,677,445	
Natural gas purchased	7,229,119				7,229,119	
Water purchased		9,296,050			9,296,050	
Salary and wages	5,823,266	4,034,052	1,619,412	983,706	12,460,437	
Supplies	1,093,653	-		21,056	1,114,709	
Service vehicle expense	186,859	262,175	91,767	123,837	664,638	
Equipment rental	-	41,541	8,636	-	50,177	
Depreciation	7,318,632	3,544,361	2,363,909	589,957	13,816,859	
Payroll tax & employee benefits	1,272,285	1,033,489	391,737	232,937	2,930,448	
Office & department supplies	212,908	631,877	122,511	140,693	1,107,988	
Professional services	195,827	105,359	224,185	78,039	603,410	
R. & M. - equipment	947,901	1,118,841	946,261	110,444	3,123,448	
R. & M. - buildings and grounds	51,447	16,039	182,181	11,647	261,313	
Insurance & surety bonds	258,857	71,509	56,300	11,913	398,579	
Travel	149,337	43,620	11,461	14,855	219,273	2,290
Utilities	54,065	1,389,091	25,994		1,469,150	
Miscellaneous	10,543	947			11,495	
Interest expense	40,653				40,653	
Subscriptions & memberships	44,045	6,024	50	750	50,869	
Lease payments					-	
Claims paid			-			281,503
Insurance premiums						200,799
Contract labor				6,700,103	6,700,103	
Billing & administration	2,350,000	1,550,000	900,000	1,080,000	5,880,000	
Total operating expenses	72,201,498	23,144,977	7,659,747	10,099,936	113,106,158	484,592
Operating income	127,014	9,867,571	6,801,673	6,015,569	22,811,828	(142,248)
NON-OPERATING REVENUES (EXPENSES)						
Interest income	86,954	87,190	243,097	57,628	474,868	3,257
Rent	2,400	-	6,000	-	8,400	
Miscellaneous income	69,143	21,212	60,734	1,868	152,957	
Gain (loss) on sale of assets	-	5,099	-	62,178	67,276	
Contributions from others	36,094		9,754		45,848	
Contributions to other governments				-	-	
Federal grants	-	-			-	
State grants		-			-	
Insurance claim proceeds	25,430	1,127	-		26,557	
Interest charges	(1,653,464)	(39,874)	(1,165,684)	-	(2,859,022)	
Total non-operating revenue (expense)	(1,433,443)	74,754	(846,100)	121,673	(2,083,116)	3,257
Income before transfers	(1,306,429)	9,942,325	5,955,573	6,137,242	20,728,712	(138,990)
Transfers (to) from other funds	(1,376,678)	182,272	(6,901)	(4,331,370)	(5,532,677)	
Additions to contributed capital					-	
Change in Net position	(2,683,106)	10,124,597	5,948,672	1,805,873	15,196,035	(138,990)
Total net position - beginning	49,478,870	133,730,635	111,582,304	22,500,332	317,292,141	844,649
Total net position - ending	$ 46,795,763	$ 143,855,232	$ 117,530,976	$ 24,306,204	$ 332,488,176	$ 705,658

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	Business-type Activities - Enterprise Funds					Governmental Activities
	ELECTRIC UTILITIES	WATER UTILITIES	WASTEWATER TREATMENT	Non-Major Enterprise Funds	TOTALS 2022	Internal Service Fund
CASH FLOWS FROM OPERATING ACTIVITIES						
Receipts from customers and users	$ 72,472,676	$ 32,982,078	$ 14,850,807	16,063,481	$ 136,369,042	$ -
Receipts from interfund services provided						342,344
Payments to suppliers	(58,444,708)	(14,915,230)	(3,518,727)	(8,229,252)	(85,107,916)	
Payments to employees	(8,178,240)	(5,808,411)	(2,302,919)	(1,432,327)	(17,721,897)	
Payments for interfund services used						(478,643)
Net cash provided (used) by operating activities	5,849,728	12,258,437	9,029,162	6,401,902	33,539,228	(136,299)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES						
Rents received	2,400	-	6,000	-	8,400	
Miscellaneous non-operating income	69,143	21,212	60,734	1,868	152,957	
Interfund receivable/payable activity	237,221			-	237,221	
Federal and state operating grant	-	-			-	
Economic development transfer	(1,376,678)	182,272	(6,901)	(4,331,370)	(5,532,677)	
Contributions from others	36,094		9,754		45,848	
Net increase (decrease) in deferred revenue					-	
Net cash provided (used) by noncapital and related financing activities	(1,031,820)	203,484	69,587	(4,329,502)	(5,088,252)	-
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
Proceeds from bond issuance/ refunding					-	
Purchases of capital assets	(5,921,147)	(5,462,883)	(17,479,935)	(1,618,072)	(30,482,037)	
Principal paid on capital debt	(2,587,000)	(365,000)	(840,000)	-	(3,792,000)	
Interest on capital debt net of disc/premiums	(1,716,975)	(47,102)	(1,334,058)	-	(3,098,135)	
Proceeds from sale of capital assets	-	17,449	-	9,281	26,730	
Proceeds from insurance claims	25,430	1,127	-		26,557	
Net cash provided (used) by capital and related financing activities	(10,199,692)	(5,856,409)	(19,653,993)	(1,608,792)	(37,318,886)	-
CASH FLOWS FROM INVESTING ACTIVITIES						
Interest received	86,954	87,190	243,097	57,628	474,868	3,257
Net increase (decrease)in cash and cash equivalents	(5,294,831)	6,692,702	(10,312,149)	521,236	(8,393,040)	(133,041)
Cash and equivalents including restricted cash of $24,534,040 at beginning of year	22,580,873	10,622,867	55,543,941	7,686,290	96,433,971	844,649
Cash and equivalents including restricted cash of $8,584,558 at end of year	$ 17,286,043	$ 17,315,569	$ 45,231,792	$ 8,207,526	$ 88,040,931	$ 711,607
Reconciliation of operating income to net cash provided (used) by operating activities:						
Operating income (loss)	127,014	9,867,571	6,801,673	6,015,569	22,811,828	(142,248)
Adjustments to reconcile net income from operations to net cash provided by operating activities:						
Depreciation	7,318,632	3,544,361	2,363,909	589,957	13,816,859	
Changes in assets & liabilities:						
Decrease (increase) in receivables	138,843	(61,054)	380,501	(68,766)	389,523	
Decrease (increase) in inventory	(837,854)	(168,461)			(1,006,315)	
Decrease (increase) in note receivable				-	-	
Decrease (increase) in prepaid exp.	-	-		-	-	
Decrease (increase) in new pension asset	(1,974,441)	(1,330,810)	(496,165)	(404,782)	(4,206,198)	
Decrease (increase) in pension related deferred outf	(215,553)	(147,152)	(57,439)	(42,264)	(462,408)	
Increase (decrease) in deposits	5,320	30,584	8,886	16,742	61,532	
Increase (decrease) in accruals	192,948	(150,781)	(258,261)	71,553	(144,542)	5,949
Increase (decrease) in compensated absences	(12,486)	11,851	24,224	(7,468)	16,120	
Increase (decrease) in deferred water credit		(74,764)			(74,764)	
Increase (decrease) in net pension liability	(528,721)	(383,078)	(180,280)	(95,830)	(1,187,909)	
Increase (decrease) in pension related deferred infl	1,636,026	1,120,170	442,114	327,192	3,525,502	
Total adjustments	5,722,714	2,390,865	2,227,488	386,333	10,727,400	5,949
Net cash provided by operating activities:	$ 5,849,728	$ 12,258,437	$ 9,029,162	$ 6,401,902	$ 33,539,228	$ (136,299)

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
STATEMENT OF NET POSITION
FIDUCIARY FUNDS

JUNE 30, 2022

	PENSION TRUST
ASSETS	
Restricted cash and equivalents	**$ -**
Investments:	
Bonds	**418,764**
Mutual funds	**9,879,443**
US Stocks	**4,040,739**
International Stocks	**285,944**
Total Assets	**14,624,890**
LIABILITIES	
Accrued liabilities	**-**
Total liabilities	**-**
NET POSITION	
Net position restricted for pensions	**$ 14,624,890**

The notes to the financial statements are an integral part of this statement

CITY OF ST. GEORGE, UT
STATEMENT OF CHANGES IN NET POSITION
FIDUCIARY FUNDS

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

		PENSION TRUST
ADDITIONS		
Retirement contributions, transfers & rollovers	$	352,812
Life insurance contributions		-
Certificate sales		-
Net increase in fair value of investments		-
Citizen donations		-
Total additions		352,812
DEDUCTIONS		
Administrative & general		2,885
Life insurance premiums		-
Net decrease in fair value of investments		2,192,362
Retirement withdrawals		1,586,588
Total deductions		3,781,835
Net increase (decrease) in fiduciary net position		(3,429,023)
Net position - beginning of year		18,053,913
Net position - end of year	$	14,624,890

The notes to the financial statements are an integral part of this statement

I. Summary of significant accounting policies

The financial statements of the City of St. George (City) have been prepared in conformity with accounting principles generally accepted in the United States of America, as applied to government units (hereinafter referred to as generally accepted accounting principles (GAAP)). The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The City's significant accounting policies are described below.

A. Description of government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. All fiduciary activities are reported only in the fund financial statements. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from *business-type activities,* which rely to a significant extent on fees and charges to external customers for support.

B. Reporting entity

The City is a municipal corporation governed by an elected mayor and a six-member Governing Council (Council), one of which is a Mayor. Day-to-day operations are managed by a professional City Manager. The accompanying financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units are in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government.

Blended component unit. The Redevelopment Agency of the City of St. George (the "RDA") includes the Economic Development Agencies (EDA) and Community Development Agencies (CDA) which serve all of the citizens of the City and is governed by a board comprised of the City's elected Mayor and Council. The tax rates, budgets, and bond issuance authorizations are approved by the City board and the City is legally obligated to provide resources in case there are deficiencies in debt service payments and resources are not available from any other remedies. The agencies are reported as *special revenue funds* and do not issue separate financial statements.

C. Basis of presentation - government-wide financial statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds, while the business-type activities column incorporates data from the City's enterprise funds. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements.

I. Summary of significant accounting policies (continued)

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments to the General Fund for billing and administration in the enterprise funds where the amounts are reasonably equivalent in value to the interfund services provided and other charges. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

D. Basis of presentation - fund financial statements

The fund financial statements provide information about the City's funds, including its fiduciary funds and blended component units. Separate statements for each fund category - governmental, proprietary, and fiduciary - are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

The *general fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.

The *special grant revenue fund* accounts for federal or state grants and related expenditures, including the American Rescue Plan Act (ARPA) funds.

The *transportation improvement revenue fund* accounts for revenues restricted as to their use for a specific purpose either by statute or by City policy.

The *capital equipment capital projects* fund accounts for one-time capital projects that usually span multiple fiscal years.

The *public works capital projects* fund accounts for one-time public works (infrastructure, drainage, streets, etc.) capital projects that usually span multiple fiscal years.

The City reports the following major enterprise funds:

The *electric utility fund* accounts for activities and operations of the City's electric distribution operations. It also includes some generation of electricity by the City itself.

The *water utility fund* accounts for the activities and operations of the City's water distribution operations.

I. Summary of significant accounting policies (continued)

The *wastewater treatment fund* accounts for the activities and operations of the regional wastewater treatment plant and regional collector lines which also serve Washington City, Ivins City and Santa Clara City with the City of St. George being the owner-operator.

Additionally, the City also reports the following fund types:

An *internal service fund* accounts for the self-insurance activities of the various funds throughout the City.

A *fiduciary fund* accounts for the activities of the pension trust fund, which accumulates resources held in trust for pension payments to qualified beneficiaries of the City's defined contribution plan.

During the course of operations, the City has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. Further, certain activity occurs during the year involving transfers of resources between funds reported at gross amounts as transfers in/out. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service fund) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

E. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources.* The basis of accounting indicates the timing of recognition in the financial statements of various kinds of transactions or events.

The government-wide, proprietary, and fiduciary fund financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

I. Summary of significant accounting policies (continued)

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting.* Revenues are recognized when they are earned and they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. For grants and similar revenues, this timeline is 150 days. Expenditures generally are recorded when a liability is incurred as under accrual accounting. However, debt service principal and interest expenditures on general long-term debt, including lease liabilities, as well as expenditures related to compensated absences, and claims and judgments, postemployment benefits and environmental obligations are recognized later based on specific accounting rules applicable to each, generally when payment is due. General capital asset acquisitions, including entering into contracts giving the City the right to use leased assets, are reported as expenditures in governmental funds. Issuance of long-term debt and financing through leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue sources (within 60 days of year end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 150 days of year-end). All other revenue items are considered to be measurable and available only when the cash is received by the City.

F. Budgetary information

1. *Budgetary basis of accounting*

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for all City funds; however, for budgeting purposes, a primary goal is to determine the level at which incoming sources of funds will cover outgoing payment of expenditures. Therefore, the City's budget is prepared using a cash-basis of accounting. The cash-basis mainly impacts the Enterprise Funds where capitalized assets, bond debt service, bond issuances and redemptions, leases, and year-end inventory adjustments are recorded as expenditures for budgeting purposes. Depreciation and bond amortization costs or bond premiums are also not budgeted since these costs are non-cash transactions.

In the *General Fund* control is maintained at the function level (i.e., general government, public safety, highways and improvements, parks and public property, etc.). All appropriations lapse at year end.

I. Summary of significant accounting policies (continued)

The appropriated budget is prepared by fund, function, and department. The City Manager may make transfers of appropriations between departments within the same fund. Transfers of appropriations between funds require the approval of the City Council. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the function level as stated above.

Appropriations in all budgeted funds lapse at the end of the fiscal year even if they have related encumbrances. Encumbrances are commitments related to unperformed (executory) contracts for goods or services (i.e., purchase orders, contracts, and commitments). Encumbrance accounting is utilized to the extent necessary to assure effective budgetary control and accountability and to facilitate effective cash planning and control. While all appropriations and encumbrances lapse at year end, valid outstanding encumbrances (those for which performance under the contract is expected in the next year) are generally reappropriated and become part of the subsequent year's budget pursuant to state regulations, and the encumbrances are automatically reestablished in the next year.

Although Utah State law requires the initial preparation and adoption of budgets for all City funds (both governmental & proprietary), it only requires the reporting in the basic financial statements of actual versus budgets for the General Fund and Major Special Revenue funds.

2. *Excess of expenditures over appropriations*

For the year ended June 30, 2022, expenditures in the General Fund were all within budget at the legal level of budgetary control (i.e., fund level).

G. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance

1. *Cash and cash equivalents*

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of twelve months or less from the date of acquisition. City policy allows for the investment of funds in time certificates of deposit with federally insured depositories, investment in the Utah State Treasurer's Investment Pool, and other investments as allowed by the State of Utah's Money Management Act. Investments are reported at fair value. The State Treasurer's Investment Pool operates in conformity with all of the requirements of the Securities and Exchange Commission's (SEC) Rule 2a7 as promulgated under the Investment Company Act of 1940, as amended. Accordingly, the Pool qualifies as a 2a7-like pool and is reported at the net asset value per share (which approximates fair value) even though it is calculated using the amortized cost method. The Pool is subject to regulatory oversight by the State Treasurer, although it is not registered with the SEC.

I. Summary of significant accounting policies (continued)

2. *Receivables and payables*

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to or due from other funds". In the City Electric, Water, Wastewater Collection, Refuse Collection, and Drainage Utility funds, the City records utility revenues billed to customers when meters are read on a monthly basis. Unbilled service accounts receivable at June 30, 2022, were estimated based on July billings and are included in the operating revenues and accounts receivable at year-end. An allowance for uncollectible accounts is recorded as bad debt expense (which reduces operating revenues per GAAP in the financial statements) equal to ¼ of 1% of revenues in the Electric, Water, Wastewater Treatment, Wastewater Collection, Refuse Collection, and Drainage utility enterprise funds.

3. *Inventories and prepaid items*

Inventories are valued at cost using the first-in/first-out (FIFO) method and consist of transmission and distribution materials and supplies in the Electric and Water funds; supplies and parts in the automotive/fleet division; and merchandise for sale at the golf courses. The cost of such inventories is recorded as expenditures/expenses when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

4. *Capital assets*

Capital assets are tangible and intangible assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of three years.

As the City constructs or acquires capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost (except for intangible right-to-use lease assets, the measurement of which is discussed in note G.8 below). The reported value excludes normal maintenance and repairs, which are amounts spent in relation to capital assets that do not increase the asset's capacity or efficiency or increase its estimated useful life. Donated capital assets are recorded at acquisition value at the date of donation. Acquisition value is the price that would be paid to acquire an asset with equivalent service potential on the date of the donation. Intangible assets follow the same capitalization policies as tangible capital assets and are reported with tangible assets in the appropriate capital asset class.

I. Summary of significant accounting policies (continued)

Land and construction in progress are not depreciated. The other tangible and intangible property, plant, equipment, the right to use leased equipment, and infrastructure of the City are depreciated/amortized using the straight-line method over the following estimated useful lives:

Building and improvements	10 to 100 years
Infrastructure	15 to 100 years
Machinery & equipment	7 to 30 years

5. *Deferred outflows/inflows of resources*

In addition to assets, the statement of financial position includes a separate section for *deferred outflows of resources*. Deferred outflows of resources represent a consumption of net assets that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The City has one item that qualifies for reporting in this category, a deferred outflow related to pensions. The deferred amount relates to differences between estimated and actual investment earnings, changes in actuarial assumptions, and other related changes on pension plan investments and for contributions subsequent to the pension fund measurement date of December 31, 2021. The deferral amount will be calculated annually by the Utah Retirement System.

In addition to liabilities, the statement of financial position includes separate section for *deferred inflows of resources*. Deferred inflows of resources represent an acquisition of net assets that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The City has three items that qualify for reporting in this category. *Unavailable revenue* is reported only in governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. In the government-wide financial statements the City reports deferred amounts related to leases and deferred amounts related to pensions.

I. Summary of significant accounting policies (continued)

6. *Net position*

For government-wide reporting as well as proprietary funds, the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources is called net position. Net position is comprised of three components: net investment in capital assets, restricted, and unrestricted.

- *Net investment in capital assets* consists of capital assets, net of accumulated depreciation/amortization and reduced by outstanding balances of bonds, notes and other debt that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of these assets or related debt are included in this component of net position.

- *Restricted* net position consists of restricted assets reduced by liabilities and deferred inflows related to those assets. Assets are reported as restricted when constraints are placed on asset use either by external parties or by law through constitutional provision or enabling legislation.

- *Unrestricted* net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that does not meet the definition of the two preceding categories.

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

7. *Fund balance*

In governmental fund types, the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources is called "fund balance." The City's governmental funds report the following categories of fund balance, based on the nature of any limitations requiring the use of resources for specific purposes.

- *Nonspendable* fund balance represents amounts that are either not in a spendable form or are legally or contractually required to remain intact.

I. Summary of significant accounting policies (continued)

- *Restricted* fund balance includes amounts that can be spent only for the specific purposes stipulated by external resource providers such as grantors or enabling federal, state, or local legislation. Restrictions may be changed or lifted only with the consent of the resource providers.

- *Committed* fund balance represents amounts that can be used only for the specific purposes determined by the adoption of an ordinance committing fund balance for a specified purpose by the City's Council prior to the end of the fiscal year. Once adopted, the limitation imposed by the ordinance remains in place until the resources have been spent for the specified purpose or the Council adopts another ordinance to remove or revise the limitation.

- *Assigned* fund balance represents amounts that are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The Council has by resolution authorized the finance director to assign fund balance. The Council may also assign fund balance, as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

- *Unassigned* fund balance represents the residual amount for the general fund that is not contained in the other classifications. The general fund is the only fund that reports a positive unassigned fund balance. Additionally, any deficit fund balance within the other governmental fund types is reported as unassigned.

As previously mentioned, sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

8. *Leases*

Lessee: The City is a lessee for noncancellable leases of equipment. The City recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements. The City recognizes lease liabilities with an initial, individual value of $5,000 or more. At the commencement of a lease, the City initially measures the lease liability at the present value of

I. Summary of significant accounting policies (continued)

payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the City determines (1) the discount rate is uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long term debt on the statement of net position.

Lessor: The City is a lessor for noncancellable leases of land and buildings. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgements include how the City determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

I. Summary of significant accounting policies (continued)

The City monitors changes in circumstances that would require a measurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

H. Revenues and expenditures/expenses

1. *Program revenues*

Amounts reported as *program revenues* include (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided or fines imposed by a given function or segment and (2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

2. *Tax revenues*

Property taxes are collected by the Washington County Treasurer and remitted to the City on a monthly basis. The July and August tax remittance is accrued as receivable at June 30th year end. Taxes are levied and are due and payable on November 1st and delinquent after November 30th of each year at which time they become liens if not paid. An accrual of uncollected current and prior year's property taxes beyond that which was received within 60 days after fiscal year end has not been made, as the amounts are not deemed to be material.

Property tax increments received in Economic Development Agencies (EDA), and Community Development Agencies (CDA) are shown as Contributions from Other Governments in accordance with generally accepted accounting principles and with guidance received from the Utah State Auditor's Office.

Sales taxes are collected by the Utah State Tax Commission and remitted to the City monthly. An accrual has been made for all sales taxes received by the State for the reporting period ended June 30th and thus due and payable to the City.

Franchise taxes are charged to various utility companies doing business with the City including telephone, cable television, gas utility, and electric utility companies. The fees are generally remitted on a monthly or quarterly basis. An accrual has been made for all franchise taxes due and payable to the City at June 30th.

I. Summary of significant accounting policies (continued)

3. *Compensated absences*

Vacation

The City's policy permits employees to accumulate earned but unused vacation benefits, which are eligible for payment upon separation from government service. The liability for such leave is reported as incurred in the government-wide and proprietary fund financial statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured as a result of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable.

Sick Leave

Accumulated sick leave lapses when employees leave the employ of the City and, upon separation from service, no monetary obligation exists. Upon retirement from the City, verses separation due to termination or voluntary separation, employees are paid 25% of accrued sick hours at current rate of pay. Because the amount subject to this exception is not measurable, no liability for sick leave has been recorded.

4. *Proprietary funds operating and nonoperating revenues and expenses*

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of all of the City's enterprise funds are charges to customers for sales and services. The electric, water, wastewater collection, and wastewater treatment utility funds also recognize as operating revenue the portion of connection and impact fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

II. Reconciliation of government-wide and fund financial statements

A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position

The governmental fund balance sheet includes a reconciliation between *fund balance - total governmental funds* and *net position - governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that "capital assets used in governmental activities are not financial resources and, therefore are not reported in the funds." The details of this $470,920,705 are as follows:

Land	$ 100,443,555
Works of art	297,416
Construction in progress	41,326,254
Buildings	58,714,121
Less: Accumulated depreciation-buildings	(25,962,992)
Improvements	117,273,690
Less: Accumulated depreciation-improvements	(53,276,927)
Infrastructure	318,456,855
Less: Accumulated depreciation-infrastructure	(96,409,784)
Machinery & Equipment	58,477,338
Less: Accumulated depreciation-machinery & equip	(39,999,382)
Right to use lease assets	1,717,617
Less: Accumulated amortization-right to use leased assets	(137,056)
Net adjustment to increase fund balance-total governmental funds to arrive at net position-governmental activities	$ 470,920,705

Another element of that reconciliation explains that "long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds." The details of the $24,437,499 difference are as follows:

Bonds payable	$ 17,053,000
Add: Issuance premium (to be amortized over life of debt)	1,174,989
Leases	2,501,848
Compensated absences	3,577,758
Interest payable on long-term debt	129,904
Net adjustment to reduce fund balance-total governmental funds to arrive at net position-governmental activities	$24,437,499

II. Reconciliation of government-wide and fund financial statements (continued)

Another element of that reconciliation explains that "pension assets, net liability, and deferred inflows & outflows are not due and payable in the current period and therefore are not reported in the funds". The details of this $112,151 are as follows:

Net pension liability	$ 0
Deferred inflows related to pensions	22,286,199
Net pension assets	(15,359,667)
Deferred outflows related to pensions	(7,038,683)
Net adjustment to reduce fund balance-total governmental funds to arrive at net position-governmental activities	$ 112,151

The final element of that reconciliation explains that "internal service funds are used by management to charge the costs of risk management to individual funds. The assets and liabilities of the internal service fund are included in governmental activities in the statement of net position". The details of this $705,658 difference are as follows:

Net position of self-insurance internal services fund	$705,658

B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net changes in fund balances – total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that "governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation expense in the current period." The details of this $23,152,739 difference are as follows:

Capital outlay, including leases	$ 37,232,697
Sale of capital assets, net of accumulated depreciation	(250,684)
Depreciation and amortization expense	(13,829,274)
Net adjustment to increase net changes in fund balance-governmental funds to arrive at changes in net position of governmental activities	$ 23,152,739

II. Reconciliation of government-wide and fund financial statements (continued)

Another element of that reconciliation states that "the issuance of debt principal is a revenue in the governmental funds, but increases long-term liabilities in the statement of net position". The details of this $1,626,182 difference are as follows:

Issuance of leases	$(1,626,182)

Another element of that reconciliation states that the "repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position". The details of the $4,046,972 difference are as follows:

Principal repayments:	
General obligation debt	$ 1,360,000
Excise tax revenue bonds	425,000
Franchise tax revenue bonds	1,326,000
Leases	935,972
Net adjustment to increase changes in fund balances-total governmental funds to arrive at changes in net position of governmental activities	$ 4,046,972

Another element of that reconciliation states that "bond premiums are revenues in the governmental funds in the year of issuance, but amortization of the liability in the government-wide statement of net position reduces interest expense in the government-wide statement of activities." The amortization of bond premiums on general obligation bonds during the current fiscal year was: $ 144,368

Another element of that reconciliation states that "accrued interest for long-term debt is not reported as an expenditure for the current period while it is recorded as an expenditure in the government-wide statement of activities." The increase in accrued interest during the current fiscal year was: $ 30,059

Another element of that reconciliation states that "compensated absences expense reported in the government-wide statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds." The decrease in this amount for the current fiscal year was: $(325,863)

II. Reconciliation of government-wide and fund financial statements (continued)

Another element of that reconciliation states that "GASB 68 changed the accounting for pension costs and the recording of net assets, net pension liability, and the related deferred inflows/outflows. These items are recorded in the government-wide statements but not the individual governmental funds." The details of this $7,513,088 difference are as follows:

Change to Net Pension Asset	$ 14,069,518
Change to Deferred Outflows Related to Pensions	1,492,490
Change to Net Pension Liability	3,310,150
Change to Deferred Inflows Related to Pensions	(11,359,070)
Net adjustment to decrease net changes in fund balance-governmental funds to arrive at changes in net position of governmental activities	$ 7,513,088

The final element of that reconciliation states that "internal service funds are used by management to charge the costs of self-insurance to individual funds. The net revenue of these activities of internal service funds is reported with governmental activities in the government-wide statement of activities." $ (138,990)

III. Stewardship, compliance and accountability

A. Excess of expenditures over appropriations

For the fiscal year ended June 30, 2022, all fund expenditures were less than appropriations.

B. Deficit fund equity

At June 30, 2022, the Central Business District CDA Special Revenue Fund had a deficit fund balance, but a positive cash balance, as a result of an interfund note issued for the purchase of a hotel in the downtown area. The deficit fund balance will be eliminated in subsequent years through increased revenues, sales of property with the CDA, and/or transfers from other funds.

IV. Detailed Notes for All Funds

A. Cash deposits with financial institutions

Custodial credit risk-deposits

In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City does not have a deposit policy for custodial credit risk. As of June 30, 2022, the City's book balance was $274,588,169. The bank balance was $276,832,349 and $276,082,349 of that amount was exposed to custodial credit risk because it was uninsured and collateralized with securities held by the pledging or financial institution's trust department or agent, but not in the City's name.

On June 30, 2022, the City had the following cash & investments:

Investment Type	Fair Value	Percentage
U.S. Treasuries	$ 394,288	0.14%
State Treasurer's investment pool	263,983,617	91.28%
Bank certificates of deposit	-	0.00%
Bank demand deposits (checking & saving)	10,210,265	3.53%
Insurance company contracts (pension plan)	14,624,890	5.06%
	$ 289,213,060	100.00%

Interest Rate Risk

In accordance with the City's Investment Policy, the City will minimize the risk that the market value of securities in the portfolio will fall due to changes in general interest rates by structuring the investment portfolio so securities mature to meet cash requirements for ongoing operations; and by investing operating funds primarily in shorter-term securities, money market mutual funds, or similar investment pools. On June 30, 2022, the weighted average of maturities was 63.68 days. Further information on the state treasurer's investment pool is available on the Utah State Treasurer's website at www.treasurer.state.ut.us or by telephone at 801-538-1042.

Credit Risk

The City's Investment Policy and the Utah State Money Management Act (the Act) limits investments in commercial paper and corporate bonds to be rated by two nationally recognized statistical rating organizations (NRSROs), one of which must be Moody's Investors Service or Standard & Poor's. It is the City's policy to limit its investments in these investment types to "first tier" investments with ratings of "A" or higher as issued by NRSROs. Investments in U.S. Government guaranteed securities are exempt from a rating requirement, as are investments in the Utah Public Treasurer's Investment Fund (UPTIF).

IV. Detailed Notes for All Funds (continued)

Concentration of Credit Risk

The City's Investment Policy and the Act are explicit in how the City will diversify its investments by issuer. Diversification of investments with a single institution (issuer) must comply with applicable rules of the Act, specifically:

- No more than 20% of funds may be invested in any one permitted qualified out-of-state depository institution
- No more than 10% of the total portfolio with a single Commercial Paper or Corporate Notes issuer if the portfolio is $10,000,000 or less
- No more than $1,000,000 in a single Commercial Paper or Corporate Notes issuer if the portfolio is greater than $10,000,000 but less than $20,000,000
- No more than 5% of the total portfolio with a single Commercial Paper or Corporate Notes issuer if the portfolio is $20,000,000 or more
- May not exceed the maximum amount of funds allowed to be held by any qualified depository as reported quarterly by the State Money Management Council

Further, for issuers which are not covered by rules or statute, the City will restrict its investments to no more than 20% with a single issuer with the exception of funds invested with the UPTIF, U.S. Treasury securities, or funds held in trust (i.e. construction, sinking, or reserve bond funds, etc.).

As of June 30, 2022, no investments exceeded this policy.

State Treasurer's Investment Pool

The Public Treasurers Investment Fund (PTIF) is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act, Section 51-7, *Utah Code Annotated, 1953*, as amended. The Act established the Money Management Council, which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gain or losses on investments.

The PTIF operates and reports to participants on an amortized cost basis. The income, gains and losses – net of administration fees, of the PTIF are allocated based upon the participant's average daily balance. The fair value of the PTIF investment pool is approximately equal to the value of the pool shares.

IV. Detailed Notes for All Funds (continued)

As of June 30, 2022, the City had the following investments, ratings, and maturities:

Investment Type	Fair Value	Credit Rating (1)	Weighted Average Maturity (2)
U.S. Treasury Obligations	$ 394,288	AAA	20.00
State of Utah Public Treasurer's Investment Fund	263,983,617	N/A	64.20
Total Fair Value	$264,377,905		

(1) Ratings are provided where applicable to indicate associated Credit Risk. N/A indicates Not Applicable.
(2) Interest Rate Risk is estimated using the weighted average days to maturity.

Fair Value Measurements

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The City has the following recurring fair value measurements as of June 30, 2021:

- U.S. Treasury obligations of $394,288 are valued using quoted market prices (Level 1 inputs).
- PTIF of $263,377,905 are valued using amortized cost (Level 2 inputs).

IV. Detailed Notes for All Funds (continued)

B. Receivables

Amounts other than lease receivables are aggregated into a single accounts receivable (net of allowance for uncollectible accounts) line for certain funds and aggregated columns. Below is the detail of receivables for the governmental funds in the aggregate.

Receivables	General Fund	Special Grant Revenue Fund	Transp. Imp. Fund	Capital Equip. Capital Proj. Fund	Public Works Cap. Project Fund	Other Govmntl Funds	Total
Accounts	$ 2,408,464	$ -		$ 66,667	$ 972,221	$ 2,068,235	$ 5,515,587
FY2022 Property taxes	314,257					405,968	720,225
FY 2023 Property taxes	11,700,000					4,347,028	16,047,028
Grants	634,868					666,747	1,301,615
Sales taxes	6,210,739		2,558,062			878,441	9,647,242
Special assessments						76,184	76,184
Transit room taxes						202,391	202,391
Franchise taxes	589,534					-	589,534
Total receivables	$ 21,857,862	$ -	$ 2,558,062	$ 66,667	$ 972,221	$ 8,644,994	$ 34,099,806

** The 2022 Property taxes are levied in June 2022 for the fiscal year 2023 and thus are shown as receivable but also reflected as deferred inflows on the statement of net position.*

Below is the detail of receivables for the proprietary funds in the aggregate.

Receivables	Electric	Water	Wastewater Treatment	Other Proprietary Funds	Total
Accounts	$ 10,556,513	$ 5,631,854	$ 1,498,643	$ 1,726,527	$ 19,413,537
Grants		-			-
Gross receivables	$ 10,556,513	$ 5,631,854	$ 1,498,643	$ 1,726,527	$ 19,413,537
Less: Allowance	(1,711,436)	(854,424)	(176,790)	(305,745)	(3,048,395)
Net Receivables	$ 8,845,077	$ 4,777,430	$ 1,321,853	$ 1,420,782	$ 16,365,142

C. Deposits Payable

Enterprise fund deposits payable are deposits the City requires from residential renters and any business receiving a utility connection. The deposit is returnable after 3 years for residential and 2 years for business customers upon proof of good credit performance.

IV. Detailed Notes for All Funds (continued)

D. Capital assets

Capital asset activity for the year ended June 30, 2022 was as follows:

	Balance Beginning of Year (as restated)	Additions	Deletions	Balance End of Year
Governmental activies:				
Capital assets not being depreciated:				
Land	$ 98,282,747	$ 2,160,808		$ 100,443,555
Works of art	297,416			297,416
Construction-in-progress	18,464,820	22,861,434		41,326,254
Total capital assets not being depreciated	117,044,983	25,022,242	-	142,067,225
Capital assets being depreciated:				
Buildings	48,583,921	130,200		48,714,121
Improvements	114,703,699	2,569,991		117,273,690
Infrastructure	315,254,583	3,202,273		318,456,856
Equipment, etc	55,534,880	4,681,809	1,739,352	58,477,337
Right-to-use leased equipment	91,435	1,626,182		1,717,617
Total capital assets being depreciated	534,168,518	12,210,455	1,739,352	544,639,621
Less accumulated depreciation for:				
Buildings	(24,491,890)	(1,471,101)		(25,962,991)
Improvements	(49,436,550)	(3,840,377)		(53,276,927)
Infrastructure	(91,367,393)	(5,042,392)		(96,409,785)
Equipment, etc	(38,147,121)	(3,340,928)	(1,488,667)	(39,999,382)
Right-to-use leased equipment	(2,581)	(134,475)		(137,056)
Total accumulated depreciation	(203,445,535)	(13,829,273)	(1,488,667)	(215,786,141)
Total capital assets being depreciated, net	330,722,983	(1,618,818)	250,685	328,853,480
Total governmental activities capital assets	$ 447,767,966	$ 23,403,424	$ 250,685	$ 470,920,705

Depreciation/amortization expense was charged to the functions/programs of the governmental activities of the primary government as follows:

General government	$ 1,606,665
Public safety	1,369,573
Highways, streets, etc.	6,530,345
Parks, recreations, etc.	3,691,824
Community development	630,866
Total depreciation/amortization expense - governmental activities	$13,829,273

IV. Detailed Notes for All Funds (continued)

	Balance Beginning of Year	Additions	Deletions	Balance End of Year
Business-type activities:				
Capital assets not being depreciated:				
Land & Water Shares	$ 19,797,075	$ -	$ -	$ 19,797,075
Construction-in-progress	35,695,626	20,566,732		56,262,358
Total capital assets not being depreciated	$ 55,492,701	$ 20,566,732	$ -	$ 76,059,433
Capital assets being depreciated:				
Buildings and Systems	426,966,729	8,342,345		435,309,074
Improvements	21,181,551			21,181,551
Machinery & Equipment	25,283,543	2,172,038	1,097,498	26,358,083
Total capital assets being depreciated	473,431,823	10,514,383	1,097,498	482,848,708
Less accumulated depreciation for:				
Buildings and Systems	(194,448,816)	(11,615,420)		(206,064,236)
Improvements	(11,982,934)	(923,557)		(12,906,491)
Machinery & Equipment	(18,677,771)	(1,277,881)	(538,968)	(19,416,684)
Total accumulated depreciation	(225,109,521)	(13,816,858)	(538,968)	(238,387,411)
Total capital assets being depreciated, net	248,322,302	(3,302,475)	558,530	244,461,297
Total business-type activities capital assets	$ 303,815,003	$ 17,264,257	$ 558,530	$ 320,520,730

E. Interfund receivables, payables, and transfers

At June 30, 2022, interfund balances due to or from other funds was as follows:

Receivable Fund	Payable Fund	Amount
Capital Equip Capital Project Fund	CDBG Special Revenue Fund	$ 88,268
Economic Development Fund	Dixie Center Area EDA	172,931
Economic Development Fund	Central Business Fund	2,775,539
Electric Utility Fund	Capital Equip Capital Project Fund	810,503

The interfund payables represent negative cash balances in the respective funds and are being covered by the other receivable funds. It is anticipated that these are temporary in nature and will be repaid during the 2023 fiscal year, except the following three interfund loans. The interfund loan between the Economic Development Fund and the Dixie Center Area EDA of $172,931 will be repaid with interest by June 30, 2023, as the EDA receives future tax increments. The interfund loan between the Economic Development Fund and the Central Business Fund of $2,775,539 will be repaid with interest by August 1, 2029, as the EDA receives future tax increments or from the proceeds from asset sales. The interfund loan between the Electric Utility Fund and the Capital

IV. Detailed Notes for All Funds (continued)

Equipment Capital Projects Fund of $810,503 will be repaid with interest by June 30, 2030. This loan was for improvements to city facilities that will improve efficiency and decrease utility costs. The loan will be repaid as these costs savings are realized over the next 10 years.

In addition to the above amounts which will be repaid by the respective funds, transfers were made which will not be repaid. Such amounts for the fiscal year ended June 30, 2022, were as follows:

Fund Transferring Out	Fund Receiving Transfer	Amount
General Fund	Capital Projects Capital Equip	$ 16,800,000
	Public Works Capital Project	600,000
Capital Projects Capital Equip	General Fund	1,617,218
Dixie Center Operations Fund	General Fund	700,000
Economic Development Fund	General Fund	300,000
	Central Business District CDA	351,000
Transportation Improvement	Public Works Capital Project	6,102,627
	General Fund	265,000
	Sun Tran Fund	50,000
CDBG Special Revenue Fund	General Fund	581,028
	Central Business District CDA	179,000
RAP Tax Fund	General Fund	375,000
Housing Program Fund	Community Resource Center	1,708
Ft. Pierce CDA #1 Fund	General Fund	38,500
Ft. Pierce CDA #2 Fund	General Fund	4,000
Ft. Pierce EDA #1 Fund	Housing Program Fund	25,215*
Dixie Center EDA Fund	General Fund	18,000
Central Business District Fund	General Fund	13,500
Millcreek CDA	General Fund	13,000
Perpetual Care Fund	General Fund	50,000
Park Impact Fund	General Fund	100,000
Street Impact Fund	Public Works Capital Project	3,389,147
Drainage Impact Fund	Public Works Capital Project	4,538,645
Replacement Airport Cap. Proj. Fd.	General Fund	54,000
Special Grant Revenue Fund	Water Utility Fund	44,336
Electric Utility Fund	General Fund	30,523
	Water Utility Fund	1,353,968
	Electric Utility Fund	46,252
Water Utility Fund	General Fund	1,188,065
	Sun Tran Fund	320
	Water Utility Fund	33,190
	Electric Utility Fund	3,586
	Wastewater Treatment Fund	25,994

IV. Detailed Notes for All Funds (continued)

Fund Transferring Out	Fund Receiving Transfer	Amount
Wastewater Treatment Fund	General Fund	28,733
	Sun Tran Fund	436
	Water Utility Fund	1,169
	Electric Utility Fund	2,557
Wastewater Collection Utility Fund	General Fund	18,759
	Sun Tran Fund	284
	Water Utility Fund	764
	Electric Utility Fund	1,670
Drainage Utility Fund	Public Works Capital Project	3,987,728
	General Fund	322,165
Total Interfund Transfers		$43,257,087
Total Interfund Transfers – Governmental Funds		$36,210,924
Total Interfund Transfers – Enterprise Funds		7,046,163

These interfund transfers represent the participation by various funds in large capital projects throughout the City which are funded from multiple resources and from numerous funds and also to account for the payment of debt service with similar circumstances.

**The transfers from the EDA funds to the Housing Program Fund are transfers of property tax increments received in the EDA funds but which are restricted as to use in accordance to the Olene Walker housing program within the State of Utah. The Housing Program Fund is thus accounted for as a special revenue fund because of the restrictions upon the funds use.*

F. Long-term debt

General Obligation Bonds

The City has issued general obligation bonds to provide funds for the acquisition and construction of major parks and recreation capital facilities throughout the City. In a special election in 1996, the citizens authorized the issuance of up to $18 million in general obligation bonds. In January of 1997, the first installment of such bonds were issued for $12 million. In January of 1999, the balance of $6 million was issued. In fiscal year 2004, the City advance refunded $10,880,000 of the 1997 G.O. bonds due after August 1, 2007. These bonds totaled $11,645,000. In December of 2006, the City advance refunded $4,925,000 of the 1999 G.O. bonds due after August 1, 2012. These bonds totaled $5,140,000. On July 30, 2010, the City issued the Series 2010 General Obligation Refunding Bonds in a total amount of $5,395,000. On July 15, 2014, the City issued the Series 2014 G.O. Recreation Bonds to refund the 2004 G.O. bonds in the amount of $7,830,000. The bonds were issued to take advantage of lower interest rates.

IV. Detailed Notes for All Funds (continued)

General obligation bonds are direct obligations of the City and pledge the full faith and credit of the City. The 2010 G.O. Refunding bonds totaling $5,395,000 were issued with annual installments of $665,000 to $1,805,000 thru August 1, 2023. The 2014 G.O. Refunding bonds totaling $7,830,000 were issued with the final annual installment of $695,000 is due August 1, 2021.

General obligation bonds currently outstanding at June 30, 2022 are as follows:

Governmental activities:	Interest rates	Amount
2010 G.O. Parks & Recreation	4%	$ 3,490,000
2014 G.O. Parks & Recreation	3%	0
		$ 3,490,000

The City has another debt which it treats as general obligation type debt because of the nature of the debt and the revenues being used to fund the related debt service. In 2014, the City issued Franchise Tax revenue bonds which are secured by the collection of franchise taxes on various utilities which provide services in the City. The franchise tax revenues are recorded as revenues in the General Fund. Such bonds were originally issued for $8,150,000 and were used for the construction of major capital asset facilities throughout the City. The bonds are repaid in annual installments of $530,000 to $745,000 thru December 1, 2028. On June 30, 2022, the debt balance is a follows:

Governmental activities:	Interest rates	Amount
2014 Franchise Tax Revenue Bonds	4.5% to 5.0%	$ 4,535,000

In 2015, the City issued Franchise Tax revenue bonds (direct placement) which are secured by the collection of RAP (Recreation, Arts & Park) Taxes, which is a 0.10% sales tax to be collected by the county and distributed to the cities based on sales tax revenue and population. The bonds were originally issued for $7,898,000 and will be used for the construction of recreation, art or park facilities throughout the City. The bonds are repaid in annual installments of $796,000 to $845,000 thru June 1, 2025. On June 30, 2022, the debt balance is a follows:

Governmental activities:	Interest rates	Amount
2015 Franchise Tax Revenue Bonds	1.85% to 2.30%	$ 2,483,000
Total City reflected General Obligation Debt		$10,508,000

IV. Detailed Notes for All Funds (continued)

Annual debt service requirements to maturity for the above reflected general obligation debt is as follows:

	(In thousands of dollars)		
Year ended June 30	Principal	Interest	Totals
2023	$ 3,051	$ 365	$ 3,416
2024	3,217	250	3,467
2025	1,460	167	1,627
2026	645	116	761
2027	680	82	762
2028-2029	1,455	66	1,521
Totals	$10,508	$1,046	$11,554

On December 15, 2009, the City issued additional bonds for the construction of the replacement airport, which were issued in two series. The 2009A Excise Tax Revenue Bonds (Build America Bonds) totaled $3,504,000 and 2009B Excise Tax Revenue Bonds (Recovery Zone Bonds) totaled $6,723,000. These bonds were refunded on November 2, 2017, with the issuance of the Excise Tax Revenue & Refunding Bonds, Series 2017. The bonds have an interest rate ranging from 3% to 4% and are due June 1, 2018, thru June 1, 2034, in amounts ranging from $425,000 per year to $670,000 per year. The bonds were issued to take advantage of lower interest rates and to remove the balloon payment. As of June 30, 2022, the outstanding balance on these bonds was $6,545,000.

Annual debt service requirements to maturity for these bonds are as follows (In thousands):

Year ended June 30	Principal	Interest	Totals
2023	$ 435	$ 262	$ 697
2024	455	244	699
2025	470	226	696
2026	490	207	697
2027	510	188	698
2028-2032	2,870	616	3,486
2033-2034	1,315	79	1,394
Totals	$6,545	$1,822	$8,367

The City has entered into an inter-local agreement with Washington County for the sharing of TRCC (tourism, recreation, culture, and convention) taxes which will be the revenue source for the repayment of these bonds. The agreement guarantees an allocation of $700,000 annually from the County for the full term of the bonds.

Notes Payable

The City had no outstanding Notes Payable as of June 30, 2022.

IV. Detailed Notes for All Funds (continued)

Revenue bonds

The City has also issued bonds where the revenues and assets of the issuing fund are pledged as security for the bonds. Revenue bonds outstanding on June 30, 2022, by issue are as follows (*direct placement) (in thousands):

Bond Description	Original Issue	Annual Principal	Interest Rates	Final Due Date	Amount
2012 Water	$ 3,830	$365 to $405	2.75% to 3.5%	7/1/25 *	$ 1,555
Total Water Utility	3,830				1,555
2016 Electric Refund	$40,625	$1430 to $2990	3.125% to 5%	6/1/38	$35,250
2016B Electric Refund	10,336	$1157 to $1233	1.8% to 2.46%	6/1/25	3,615
Total Electric Utility	50,961				38,865
2020 Wastewater Treatment	36,090	$840 to $2125	3% to 5%	4/1/45	34,265
Total WW Treatment Utility	36,090				34,265
Total Business-Type Activities	$97,001				$74,685

* 2012 Water Revenue Bonds were paid off early on September 19, 2022.

Revenue bond debt service requirements to maturity are as follows: (in thousands)

Year ended June 30	Principal	Interest	Totals
2023	$ 5,127	$ 2,997	$ 8,124
2024	3,705	2,821	6,526
2025	3,858	2,670	6,528
2026	2,760	2,508	5,568
2027	2,900	2,370	5,270
2028-2032	16,800	9,529	26,329
2033-2037	21,180	5,165	26,344
2038-2042	12,165	1,864	14,029
2043-2045	6,190	375	6,565
Totals	$74,685	$30,299	$104,984

IV. Detailed Notes for All Funds (continued)

Direct borrowings and direct placements

As of June 30, 2022, the City has two outstanding bonds that are direct placements.

The 2015 Franchise Tax Revenue Series (RAP Tax) Bonds of $2,483,000 are direct placement bonds, secured by 100% of the legally available taxes levied by the City under the Municipal Energy Sales and Use Tax Act, Title 10, Chapter 1, Part 3, Utah Code. The outstanding bonds contain provisions related to significant events of default, including a) Non-payment of interest on the Bonds when such is due, b) Non-payment of principal or redemption premium when such is due, c) Not less than 50% of Registered Owners of the Bond state that the Issuer is incapable of fulfilling its obligations under the Indenture, d) A receiver or custodian is appointed for the Issuer under a reorganization or bankruptcy of the Issuer, e) If the Issuer effects a composition with any creditors if such claims are payable from the defined Revenues securing the Bonds, f) If the Issuer is adjudged insolvent by a court of competent jurisdiction, g) If the Issuer files a petition seeking reorganization or bankruptcy, h) If a court of competent jurisdiction assumes custody or control of the Issuer, and i) If the Issuer defaults in the due and punctual performance of any covenants, conditions agreements and provisions contained in the Bonds, the Indenture or any Supplemental Indentures. Upon the occurrence of an Event of Default, the Trustee may pursue any available remedy, including enforcing the payment of outstanding principal or interest or requiring monthly deposits to a bond fund.

The 2016B Electric Refunding Bonds of $3,615,000 are direct placement bonds, secured by all revenues, fees (including impact fees where legally applicable), income, rents, and receipts received or earned by the Issuer from or attributable to the ownership and operation of the City's Electric Utility System. The outstanding bonds contain provisions related to significant events of default, including a) Non-payment of interest on the Bonds when such is due, b) Non-payment of principal or redemption premium when such is due, c) if the Issuer is incapable of fulfilling its obligations under the Indenture, d) A receiver or custodian is appointed for the Issuer under a reorganization or bankruptcy of the Issuer, e) If the Issuer effects a composition with any creditors if such claims are payable from the defined Revenues securing the Bonds, f) If the Issuer is adjudged insolvent by a court of competent jurisdiction, g) If the Issuer files a petition seeking reorganization or bankruptcy, h) If a court of competent jurisdiction assumes custody or control of the Issuer, and i) If the Issuer defaults in the due and punctual performance of any covenants, conditions agreements and provisions contained in the Bonds, the Indenture or any Supplemental Indentures. In the event of default, the bonds shall bear interest at the Default Rate (18%) from the date of such default.

IV. Detailed Notes for All Funds (continued)

Defeased Bonds

In prior years, the City defeased certain outstanding bonds by placing the proceeds of the new bonds in irrevocable trusts to provide for all future debt service payments on the old bonds. Accordingly, the trust accounts and the defeased bonds are not included in the City's financial statements. At June 30, 2022, the following outstanding bonds are considered defeased:

1995A Water Revenue Bonds	8,010,000
1997 G O Parks & Recreation bonds	10,880,000
1999 G O Parks & Recreation bonds	4,925,000
2004 Water Revenue bonds	21,035,000
2004 G O Parks & Recreation bonds	7,455,000
2008 Electric Revenue bonds (partial)	41,725,000
2013 Electric Revenue bonds	10,120,000
2009A Excise Tax Revenue Bonds	1,523,000
2009B Excise Tax Revenue Bonds	6,723,000

IV. Detailed Notes for All Funds (continued)

Changes in long-term liabilities

Long-term liability activity for the year ended June 30, 2022, was as follows
(In thousands of dollars)

	Beginning Balance (as restated)	Additions	Reductions	Ending Balance	Due in One Year
Governmental activities:					
Bonds payable:					
G.O. Bonds	$ 4,850	$ -	$ (1,360)	$ 3,490	$ 1,685
Franchise Tax Bonds	8,344	-	(1,326)	7,018	1,366
Excise Tax Bonds	6,970	-	(425)	6,545	435
Total bonds payable	20,164	-	(3,111)	17,053	3,486
WCIA lease	1,280	-	(409)	871	555
Capital leases	550	1,553	(472)	1,631	253
Interest payable	142	18	(30)	130	
Unamortized premiums	1,319	-	(144)	1,175	
Compensated absences	3,252	805	(479)	3,578	450
Net pension liability	3,310	-	(3,310)	-	
Governmental activity long-term liabilities	$ 30,017	$ 2,376	$ (7,955)	$ 24,438	$ 4,744
Business-type activities:					
Bonds payable:					
Revenue bonds	$ 78,477	$ -	$ (3,792)	$ 74,685	$ 5,153
Total bonds payable	78,477	-	(3,792)	74,685	5,153
Unamortized premium	5,698	-	(270)	5,428	
Compensated absences	1,341	147	(131)	1,357	115
Net pension liability	1,188	-	(1,188)	-	
Total business-type long-term liabilities	$ 86,704	$ 147	$ (5,381)	$ 81,470	$ 5,268

G. Leases

The City implemented GASB 87 during the fiscal year ending June 30, 2022. The balances for lease transactions as of the implementation date of June 30, 2021 have been recorded as prior period adjustments in the various funds.

IV. Detailed Notes for All Funds (continued)

Lease receivables

The City owns property and buildings that have been leased to third parties under long-term leases with various terms. At the Replacement Airport, the City has entered into 30-year land leases for hangar space or tie downs, with annual payments based on the square footage of the rental area. The City owns several business establishments in the downtown area and on Tech Ridge (old airport site) which are leased in long term leases with monthly rental payments. During the current fiscal year, the City recognized $306,812 in combined lease revenue and $136,367 in interest revenue. As of June 30, 2022, the City's receivable for lease payments was $7,344,328. Also, the City has a deferred inflow of resources associated with the leases that will be recognized as revenue over the lease term. As of June 30, 2022, the balance of the deferred inflow of resources was $7,235,162.

Lease payables

The City has entered into several lease agreements for the acquisition and use of police vehicles and golf carts. Police vehicle leases generally have a term of 60 months with payments due annually. As of June 30, 2022, the City has recorded 13 of these leases and the value of the lease liability was $376,010. The value of the right-to-use assets as of the end of the current fiscal year was $462,329 and had accumulated amortization of $88,180.

During the current fiscal year, the City entered into a 65-month lease agreement as lessee for the acquisition and use of 262 golf carts, which terminated the prior golf cart lease from 2017 and cancelled any remaining payments due on that lease. An initial lease liability was recorded in the amount of $1,255,288 during the current fiscal year, which was also the value of the lease liability as of June 30, 2022. The City is required to make annual principal and interest payments of $213,514 beginning November 1, 2022 with a final balloon payment of $394,648 due on November 1, 2027. The lease has an interest rate of 4.73%. The equipment is being amortized over the term of the lease. The value of the right-to-use asset as of the end of the current fiscal year was $1,255,288 and had accumulated amortization of $48,875.

Washington County/St. George City Interlocal Agency

The Washington County/St. George City Interlocal Agency (the Agency) or WCIA was formed on January 6, 1997, by Washington County and St. George City pursuant to the Utah Interlocal Co-operation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended. The Agency's purpose is to provide for the acquisition, construction, equipping and operation and maintenance of recreational, tourist, cultural and convention facilities. The interlocal agreement terminates after 30 years or such later date upon which all bonds of the Agency and other contractual obligations have been retired, but in no event later than 50 years after January 6, 1997.

The Agency's governing board consists of seven members, three appointed by the Board of Washington County commissioners, three members appointed by the St. George City council and one member elected by the six Agency board members. Each member is entitled to one vote;

IV. Detailed Notes for All Funds (continued)

however, budgeting and financing is not effective until approved by the Board of Commissioners and City Council. The Agency is considered a joint building or finance authority, as per GASB's Codification, Section J50.109. The Agency's separate financial statements are available by calling 435-628-7003.

The City subleases an undivided 38% interest in the convention center facilities from Washington County, which has a master lease for rental of the facilities owned by the Agency. The County will make base lease payments to the Agency equal to the Agency's bond payments over a period of 25 years. The County will receive from the City sublease payments totaling $10,179,096 over the 25 year period with annual payments ranging from $304,057 to $578,188. The Agency's right and interest in the facilities will be transferred to Washington County and St. George City upon payment by the County and the City of the then applicable purchase option price, or all the base rentals, or upon discharge of the lien on the Indenture.

The lease is considered a financed purchase. The following is an annual schedule of future minimum lease payments and St. George City's sublease payments:

Fiscal year ended	Payments
June 30, 2023	$ 564,010
June 30, 2024	315,790
Total remaining minimum lease payments	879,800
Less amount representing interest	(9,250)
Present value of net remaining minimum lease payments	$ 870,550

For the fiscal year ended June 30, 2022, expenditures were payments for O&M of $892,670 and debt service payments of $422,015.

H. Segment information

The City Municipal Building Authority (MBA) issued revenue bonds for the construction of the police department building, the Museum & Opera House and the expansion of the Sunbrook golf course. Investors in the revenue bonds rely solely on the revenues generated by rents charged to other city funds (Police Impact Fund and General Fund) for the repayment of principal and interest on the bonds. Summary financial information for the municipal building authority is presented below.

IV. Detailed Notes for All Funds (continued)

CONDENSED STATEMENT OF NET POSITION		MBA
Assets:	Cash and investments	$ 22,557
	Capital assets	9,713,781
	Less depreciation	(2,338,941)
	Total assets	7,397,397
Liabilities:	Accrued liabilities	-
	Noncurrent liabilities	-
	Total liabilities	-
Net positon:	Net investment in capital assets	7,374,840
	Restricted	-
	Unrestricted	22,557
	Total net position	$ 7,397,397

CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION	MBA
Charges for services	$ -
Depreciation expense	(83,492)
Other operating expenses	(702)
Operating income (loss)	(84,194)
Nonoperating revenues (expenses)	
Interest Income	112
Rental Income	-
Contributions to other governments	-
Interest Expense	-
Income (loss) before transfers	(84,082)
Transfers to other funds	-
Change in net position	(84,082)
Beginning net position	7,481,479
Ending net position	$ 7,397,397

CONDENSED STATEMENT OF CASH FLOWS	MBA
Net cash provided (used) by:	
Operating activites	$ (702)
Noncapital financing activities	-
Capital and related financing activities	-
Investing activities	112
Net increase (decrease)	(590)
Beginning cash & cash equivalents	23,147
Ending cash & cash equivalents	$ 22,557

V. Other information

A. Risk management

The City, effective July 1, 1991, is self-insured up to $250,000 for general liability, law enforcement liability, and auto liability. Utah Local Governments Trust administers the liability policy above our self-insured retention. Property is covered by a blanket all-risk policy with limits of up to $1,000,000,000 per occurrence, excess of a per occurrence deductible of $25,000 (subject to all perils, coverages and all trust members combined, regardless of the number of trust members, coverages, extensions of coverage, or perils insured, all subject to per occurrence and/or aggregate sub-limits. Utah Local Governments Trust administers the property insurance policy. Power Generation Property Coverage is $141,260,681, excess of various deductibles and sub-limits.

	06/30/22	06/30/21
Unpaid claims, beginning of fiscal year	$ 0	$ 2,432
Incurred claims	171,301	76,001
Claim payments	(131,301)	(78,433)
Unpaid claims, ending of fiscal year	$ 40,000	$ 0

B. Contingent liabilities

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable fund. The amount, if any, of expenditures that may be disallowed by the grantor cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

The City is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, in the opinion of the City's counsel the resolution of these matters will not have a material adverse effect on the financial condition of the City. A contingent liability of less than $250,000 is estimated to be possible.

C. Jointly governed organization

The City, in conjunction with 45 other governmental entities that provide for the purchase and transmission of electrical services, is a member of the Utah Association of Municipal Power System (UAMPS), a Joint and Cooperative Agency. UAMPS owns an interest in various power generation entities as well as coordinates the purchase of additional power on the open spot-market. The UAMPS board is comprised of one member from each participating entity (dependent on the particular projects which an entity elects to participate in). UAMPS' purpose includes the planning, financing, development, acquisition, construction, operation and maintenance of various projects for

V. Other information (continued)

the generation, supply, transmission and management of electric energy for the benefit of the Members. The City's electrical utility fund purchased power totaling $9,460,513 from UAMPS during the fiscal year ended June 30, 2022.

D. Conduit debt obligations

From time to time, the City has issued Industrial Revenue Bonds (IRBs) to provide financial assistance to private-sector entities for the acquisition and construction of industrial and commercial facilities deemed to be for the public interest. The bonds are secured by the property financed and are payable solely from payments received on underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. Neither the City, the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

As of June 30, 2022, there had been twenty-seven series of Industrial Revenue Bonds issued. The aggregate principal amount payable could not be determined; however, their original issue amounts totaled $95 million.

E. Commitments/subsequent events

1. The City increased certain utility rates effective July 1, 2022.
    a. Water consumption rates increased $0.10 per 1000 gallons for consumption tiers 1-4, tier 5 increased $0.20 per 1000 gallons, tier 6 increased $0.40 per 1000 gallons and tier 7 increased $0.60 per 1000 gallons. Tier information, gallons, can be found in the Continuing Disclosure section.
    b. Electric base rate for residential customers increased by $1.00 per month.
    c. Combined sewer rates increased by $1.15 per month for residential customers, and increase of 6%. The commercial base sewer rate increased by 6% or $0.83, with no change to the consumption rates.
2. On September 19, 2022, the City fully redeemed the 2012 Water Revenue Bonds. The bonds had an original maturity date of July 1, 2025 and were redeemed early to take advantage of interest savings.
3. On October 27, 2022, the Leisure Services division was renamed Parks & Community Services.
4. Effective November 1, 2022, Adam Lenhard resigned as the city manager "to pursue other opportunities" after serving as the city manager for nearly five years. As part of his resignation, Adam received $625,000 in settlement for leaving. Upon Adam's notice of resignation, the Mayor and Council appointed John Willis, City of St. George Community Development Director to serve as interim City Manager until a permanent replacement is found. John has more than 17 years of experience in land use, planning, and zoning. In

V. Other information (continued)

addition to the City of St. George, where John has worked for 10 years (over two stints), he served as the Senior Land Use and Environmental Planner for the City of Mesquite, Nevada, and the Planning Coordinator for Draper City.

F. Employee retirement systems and pension plans

Defined Benefit Pension Plan

General Information about the Pension Plan

Plan description: Eligible plan participants are provided with pensions through the Utah Retirement Systems. Utah Retirement Systems are comprised of the following Pension Trust Funds:

- Public Employees Noncontributory Retirement System (Noncontributory System);
- Public Employees Contributory Retirement System (Contributory System);
- Firefighters Retirement System (Firefighters System);
    - are multiple employer, cost sharing, retirement systems.
- Public Safety Retirement System (Public Safety System) is a cost-sharing, multiple-employer public employee retirement system;
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System) is a multiple employer cost sharing public employee retirement system;
- Tier 2 Public Safety and Firefighter Contributory Retirement System (Tier 2 Public Safety and Firefighters System) is a multiple employer, cost sharing, public employee retirement system.

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems, are members of the Tier 2 Retirement System.

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Utah State Retirement Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend benefit terms.

URS issues a publicly available financial report that can be obtained by writing to the Utah Retirement Systems, 560 E 200 S, Salt Lake City, UT 84102 or by visiting the website: www.urs.org/general/publications.

V. Other information (continued)

Summary of Benefits by System

Benefits provided: **U**RS provides retirement, disability, and death benefits.

Retirement benefits are as follows:

System	Final Average Salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory System	Highest 3 years	30 years, any age 25 years, any age* 20 years, age 60* 10 years, age 62* 4 years, age 65	2.0% per year all years	Up to 4%
Contributory System	Highest 5 years	30 years, any age 20 years, age 60* 10 years, age 62* 4 years, age 65	1.25% per year to June 1975; 2.00% per year July 1975 to present	Up to 4%
Public Safety System	Highest 3 years	20 years, any age 10 years, age 60 4 years, age 65	2.5% per year up to 20 years; 2.0% per year over 20 years	Up to 2.5% to 4% depending on employer
Firefighters System	Highest 3 years	20 years, any age 10 years, age 60 4 years, age 65	2.5% per year up to 20 years; 2.0% per year over 20 years	Up to 4%
Tier 2 Public Employees System	Highest 5 years	35 years, any age 20 years, age 60* 10 years, age 62* 4 years, age 65	1.5% per year all years	Up to 2.5%
Tier 2 Public Safety and Firefighter System	Highest 5 years	25 years, any age 20 years, age 60* 10 years, age 62* 4 years, age 65	1.5% per year to June 2020; 2.00% per year July 2020 to present	Up to 2.5%

** Actuarial reductions are applied.*
*** All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.*

Contribution Rate Summary:

As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the Utah State Retirement Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable), is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates as of June 30, 2022 are as follows:

V. Other information (continued)

	Employee	Employer	Employer 401(k)
Contributory System:			
11 Local Government Div – Tier 1	6.00%	14.46%	N/A
111 Local Government Div – Tier 2	N/A	16.07	0.62
Noncontributory System			
15 Local Government Div – Tier 1	N/A	18.47	N/A
Public Safety System			
Contributory			
122 Tier 2 DB Hybrid Public Safety	2.27	25.83	N/A
Noncontributory			
43 Other Div A with 2.5% COLA	N/A	34.04	N/A
Firefighters Retirement System			
31 Other Division A	15.05	4.61	N/A
132 Tier 2 DB Hybrid Firefighters	2.27	14.08	N/A
Tier 2 DC Only			
211 Local Government	N/A	6.69	10.00
222 Public Safety	N/A	11.83	14.00
232 Firefighters	N/A	0.08	14.00

***Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

For the fiscal year ended June 30, 2022, the employer and employee contributions to the Systems were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory System	$ 3,305,028	N/A
Contributory System	19,560	-
Public Safety System	1,839,489	-
Firefighters System	79,519	-
Tier 2 Public Employees System	2,162,607	-
Tier 2 Public Safety and Firefighter	1,026,651	-
Tier 2 DC Only System	140,231	N/A
Tier 2 DC Public Safety and Firefighter System	22,748	N/A
Total Contributions	$ 8,595,832	$ -

Contributions reported are the URS Board-approved required contributions by System. Contributions in the Tier 2 System are used to finance the unfunded liabilities in the Tier 1 Systems.

V. Other information (continued)

Combined Pension Assets, Liabilities, Expense, and Deferred Outflows and Inflows of Resources Related to Pensions

At June 30, 2022, we reported a net pension asset of $19,969,173 and a net pension liability of $0.

	(Measurement Date): December 31, 2021				
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share December 31, 2020	Change (Decrease)
Noncontributory System	$ 12,773,206	$ -	2.2303068%	2.2199944%	0.0103124%
Contributory System	$ 644,488	$ -	0.8902471%	0.7534547%	0.1367924%
Public Safety System	$ 3,125,975	$ -	3.8490470%	3.7685359%	0.0805111%
Firefighters System	$ 3,068,495	$ -	5.2613327%	5.5733560%	-0.3120233%
Tier 2 Public Employees System	$ 274,744	$ -	0.6491496%	0.6592988%	-0.0101492%
Tier 2 Public Safety & Firefighter	$ 82,265	$ -	1.6276509%	1.5130208%	0.1146301%
	$ 19,969,173	$ -			

The net pension asset and liability was measured as of December 31, 2020, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2020, and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2022, we recognized pension expense of ($1,250,140).

At June 30, 2022, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 2,023,445	$ 76,362
Changes in assumptions	2,397,006	132,181
Net difference between projected and actual earnings on pension plan investments	0	28,999,351
Changes in proportion and differences between contributions and proportionate share of contributions	383,025	45,216
Contributions subsequent to the measurement date	4,449,323	0
Total	$ 9,252,798	$29,253,110

The $4,449,323 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2021.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

V. Other information (continued)

Year Ended December 31,	Deferred Outflows (Inflows) of Resources
2022	$ (4,778,911)
2023	$ (8,515,603)
2024	$ (6,911,928)
2025	$ (4,681,036)
2026	$ 77,413
Thereafter	$ 360,430

Noncontributory System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2022, we recognized pension expense of ($1,886,889).

At June 30, 2022, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 1,337,855	$ 0
Changes in assumptions	1,198,812	82,449
Net difference between projected and actual earnings on pension plan investments	0	17,197,407
Changes in proportion and differences between contributions and proportionate share of contributions	57,552	31,576
Contributions subsequent to the measurement date	1,672,775	0
Total	$ 4,266,994	$ 17,311,432

The $1,672,775 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2021.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (Inflows) of Resources
2022	$ (2,804,372)
2023	$ (4,894,190)
2024	$ (4,161,239)
2025	$ (2,857,412)
2026	$ 0
Thereafter	$ 0

V. Other information (continued)

Contributory System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2022, we recognized pension expense of ($ 191,713).

At June 30, 2022, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 0	$ 0
Changes in assumptions	0	0
Net difference between projected and actual earnings on pension plan investments	0	527,914
Changes in proportion and differences between contributions and proportionate share of contributions	0	0
Contributions subsequent to the measurement date	9,758	0
Total	$ 9,758	$ 527,914

The $9,758 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2021.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (Inflows) of Resources
2022	$ (127,430)
2023	$ (184,433)
2024	$ (130,098)
2025	$ (85,953)
2026	$ 0
Thereafter	$ 0

Public Safety System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2022, we recognized pension expense of $56,453.

At June 30, 2022, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

V. Other information (continued)

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 266,055	$ 0
Changes in assumptions	548,050	32,514
Net difference between projected and actual earnings on pension plan investments	0	8,449,391
Changes in proportion and differences between contributions and proportionate share of contributions	81,612	4,702
Contributions subsequent to the measurement date	926,335	0
Total	$ 1,822,052	$ 8,486,607

The $926,335 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2021.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (Inflows) of Resources
2022	$ (1,388,562)
2023	$ (2,716,172)
2024	$ (2,085,325)
2025	$ (1,400,832)
2026	$ 0
Thereafter	$ 0

Firefighters System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2022, we recognized pension expense of $ (617,979).

At June 30, 2022, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 215,565	$ 27,448
Changes in assumptions	301,650	0
Net difference between projected and actual earnings on pension plan investments	0	1,894,331
Changes in proportion and differences between contributions and proportionate share of contributions	51,590	8,938
Contributions subsequent to the measurement date	39,526	0
Total	$ 608,331	$ 1,930,717

V. Other information (continued)

The $39,526 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2021.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (Inflows) of Resources
2022	$ (277,929)
2023	$ (492,920)
2024	$ (367,102)
2025	$ (235,406)
2026	$ 11,444
Thereafter	$ 0

Tier 2 Public Employees System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2022, we recognized pension expense of $ 954,328.

At June 30, 2022, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 133,476	$ 35,399
Changes in assumptions	256,178	2,597
Net difference between projected and actual earnings on pension plan investments	0	678,858
Changes in proportion and differences between contributions and proportionate share of contributions	149,837	0
Contributions subsequent to the measurement date	1,221,267	0
Total	$ 1,760,758	$ 716,854

The $1,221,267 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2021.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

V. Other information (continued)

Year Ended December 31,	Deferred Outflows (Inflows) of Resources
2022	$ (127,247)
2023	$ (163,217)
2024	$ (118,316)
2025	$ (67,993)
2026	$ 53,438
Thereafter	$ 245,971

Tier 2 Public Safety and Firefighter Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2022, we recognized pension expense of $ 435,659.

At June 30, 2022, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 70,494	$ 13,515
Changes in assumptions	92,316	14,621
Net difference between projected and actual earnings on pension plan investments	0	251,450
Changes in proportion and differences between contributions and proportionate share of contributions	42,434	0
Contributions subsequent to the measurement date	579,662	0
Total	$ 784,906	$ 279,586

The $579,662 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2021.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (Inflows) of Resources
2022	$ (53,372)
2023	$ (64,671)
2024	$ (49,849)
2025	$ (33,440)
2026	$ 12,530
Thereafter	$ 114,459

V. Other information (continued)

Actuarial assumptions:

The total pension liability in the December 31, 2021, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary increases	3.25 – 9.25 percent, average, including inflation
Investment rate of return	6.85 percent, net of pension plan investment expense, including inflation

Mortality rates were adopted from actual experience study dated January 1, 2020. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation and age as appropriate with projected improvement using 80% of the ultimate rates from the MP-2019 improvement assumption using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

The actuarial assumptions used in the January 1, 2021, valuation were based on the results of an actuarial experience study for the five year period ending December 31, 2019.

The long-term expected rate of return on pension plan investments was determined using a building-block method, in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class and is applied consistently to each defined benefit pension plan. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

		Expected Return Arithmetic Basis	
Asset class	Target Asset Allocation	Real Return Arithmetic Basis	Long-term expected portfolio real rate of return
Equity securities	37 %	6.58 %	2.43 %
Debt securities	20 %	(0.28) %	(0.06) %
Real assets	15 %	5.77 %	0.87 %
Private equity	12 %	9.85 %	1.18 %
Absolute return	16 %	2.91 %	0.47 %
Cash and cash equivalents	0 %	(1.01) %	0.00 %
Totals	100 %		4.89 %
Inflation			2.50 %
Expected arithmetic nominal return			7.39 %

V. Other information (continued)

The 6.85% assumed investment rate of return is comprised of an inflation rate of 2.50%, a real return rate of 4.35% that is net of investment expense.

Discount rate: The discount rate used to measure the total pension liability was 6.85 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate, and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current, active, and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments, to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate. The discount rate was reduced from 6.95% to 6.85% from the prior measurement date.

Sensitivity of the proportionate share of the net pension asset and liability to changes in the discount rate: The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.85 percent, as well as what the proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1 percentage point lower (5.85 percent) or 1 percentage point higher (7.85 percent) than the current rate:

System	1% Decrease (5.85%)	Discount Rate (6.85%)	1% Increase (7.85%)
Noncontributory System	$6,868,538	($ 12,773,206)	($ 29,160,412)
Contributory System	(257,134)	(644,488)	(972,769)
Public Safety System	7,709,682	(3,125,975)	(11,925,278)
Firefighters System	(751,405)	(3,068,495)	(4,946,575)
Tier 2 Public Employees System	1,636,987	(274,744)	(1,742,557)
Tier 2 Public Safety and Firefighter	659,974	(82,265)	(671,502)
Total	$15,866,642	($ 19,969,173)	($ 49,419,093)

***Pension plan fiduciary net position: Detailed information about the fiduciary net position of the pension plans is available in the separately issued URS financial report.

Defined Contribution Savings Plans

The Defined Contributions Savings Plans are administered by the Utah Retirement Systems Board and are generally supplemental plans to the basic retirement benefits of the Retirement Systems, but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b) and 408 of the Internal Revenue Code. Detailed information regarding plan provisions is available in the separately issued URS financial report.

V. Other information (continued)

The City of St. George participates in the following Defined Contribution Savings Plans with Utah Retirement Systems:

- 401(k) Plan
- 457(b) Plan
- Roth IRA Plan

Employee and employer contributions to the Utah Retirement Defined Contribution Savings Plan for fiscal year ended June 30th, were as follows:

401(k) Plan	2022	2021	2020
Employer Contributions	$612,563	$656,721	$703,919
Employee Contributions	494,439	362,154	422,916
457 Plan			
Employer Contributions	229,895	266,308	329,418
Employee Contributions	420,604	436,944	345,709
Roth IRA Plan			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	223,962	199,877	173,699

Other Defined Contribution Plans

The City also provides pension benefits for its full-time employees through defined contribution plans administered by MissionSquare Retirement (formerly known as ICMA Retirement Corporation). In defined contribution plans, benefits depend solely on amounts contributed to the plan plus investment earnings. Employees are eligible to contribute from the date of employment. All of the assets and income of the plans are held in trust for the exclusive benefit of the participants or their beneficiaries. Because these are defined contribution plans, all amounts are vested and there is no unfunded liability. The City of St. George has adopted Governmental Accounting Standards Board Statement 32 (GASB No. 32), "Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans". This has resulted in the reporting of the Plans as a Trust Fund.

ICMA 401(a) Plan

In previous years, the City provided a 401(a) benefit thru ICMA for full-time employees, except public safety employees. The contribution rates were equal to the difference between the required contribution rates to the state retirement system and a maximum rate established by the City Council. On July 1, 2012, the Tier 1 Noncontributory URS rate matched this maximum, so no further ICMA contributions were made. The Tier 2 employees still received contributions thru June 30, 2014 and certain Tier 2 firefighters received contributions thru July 2021.

V. Other information (continued)

Employer Contributions	$ 0
Beneficiary Transfers	$244,729
Trust Ending Balance	$13,784,839

ICMA 457 Plan

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code 457. The plan, available to all full-time City employees, permits them to defer a portion of their salary until future years. Participation in the plan is optional. The deferred compensation is not available to employees until termination, retirement, death or an unforeseeable emergency.

Employee & Employer Contributions	$108,082
Beneficiary Transfers	$0
Trust Ending Balance	$840,051

G. Tax Abatements

The Redevelopment Agency of the City of St. George (the "RDA") was created by the City Council in accordance with the provision of the Utah Neighborhood Development Act, UCA 17A-2-1201, 17A-2-1202, and 17A-2-1203, and continues to operate under Title 17C of Utah Code (UCA 17C), now referred to as the "Limited Purpose Local Government Entities - Community Reinvestment Agency Act" (collectively the "Act"). The Act allows the RDA to create geographically defined Project Areas and currently the RDA has five active Project Areas.

Dixie Center EDA	Fort Pierce CDA #1
Central Business CDA	Fort Pierce CDA #2
Millcreek CDA	

The Act allows the RDA to receive and use tax increment revenues to promote economic development. The RDA promotes economic development by funding economic incentives to attract new businesses, foster business relocation and/or expansion, and promote job creation with above-average-area wages and benefits, by entering into agreements with qualified businesses.

The RDA has entered into various economic incentive agreements to rebate property taxes to businesses. The incentive agreements provide specific criteria which must be met before the RDA will make a property tax rebate payment. The agreements also include ongoing requirements of the businesses for the agreements to remain active or terminate. The RDA has not made any commitments to rebate or reduce any other taxes or fees to businesses as part of the incentive agreements. The RDA and City are not subject to any tax abatement agreements entered into by other governmental entities.

V. Other information (continued)

The RDA has chosen to disclose information about its incentive agreements individually by Project Area. During the fiscal year ended June 30, 2022, the RDA refunded property taxes totaling $104,456 under this program:

Millcreek CDA

- A property tax abatement related to a manufacturing facility to promote business expansion; investment in plant equipment; and job creation. The abatement was 100 percent of only the new property value created from the expansion and only the new investments in plant equipment. The abatement amounted to $104,456.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF ST. GEORGE, UT
Schedule of the Proportionate Share of the Net Pension Liability
12/31/2021
Last 10 Fiscal Years [1]

As of calendar year ended December 30,	Proportion of the net pension liability (asset)	Proportionate share of the net pension liability (asset)	Covered payroll	Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	Plan fiduciary net position as a percentage of the total pension liability
Noncontributory System					
2014	2.0631449%	$ 8,958,661	$ 17,083,129	52.44%	90.2%
2015	2.1017576%	$ 11,892,767	$ 17,163,225	69.29%	87.8%
2016	2.1661654%	$ 13,909,433	$ 17,818,954	78.06%	87.3%
2017	2.1706389%	$ 9,510,220	$ 17,678,708	53.79%	91.9%
2018	2.1746171%	$ 16,013,280	$ 17,698,048	90.48%	87.0%
2019	2.2300392%	$ 8,404,725	$ 18,240,353	46.08%	93.7%
2020	2.2199944%	$ 1,138,730	$ 17,952,168	6.34%	99.2%
2021	2.2303068%	$ (12,773,206)	$ 17,964,003	-71.10%	108.7%
ContributoryRetirementSystem					
2014	0.2677362%	$ 77,227	$ 143,153	53.95%	94.0%
2015	0.3633464%	$ 255,380	$ 154,817	164.96%	85.7%
2016	0.6635399%	$ 217,715	$ 159,209	136.75%	92.9%
2017	0.5264730%	$ 42,841	$ 106,830	40.10%	98.2%
2018	0.5895800%	$ 239,253	$ 110,352	216.81%	91.2%
2019	0.6513131%	$ 42,685	$ 116,710	36.57%	98.6%
2020	0.7534547%	$ (135,036)	$ 124,285	-108.65%	103.9%
2021	0.8902471%	$ (644,488)	$ 130,761	-492.87%	115.9%
Public SafetySystem					
2014	3.2780860%	$ 4,122,465	$ 4,828,212	85.38%	90.5%
2015	3.3076262%	$ 5,924,790	$ 4,868,481	121.70%	87.1%
2016	3.5878081%	$ 7,280,653	$ 5,276,801	137.97%	86.5%
2017	3.4899246%	$ 5,474,499	$ 5,192,977	105.42%	90.2%
2018	3.5912484%	$ 9,238,792	$ 5,244,610	176.16%	84.7%
2019	3.7802173%	$ 6,069,584	$ 5,468,181	111.00%	90.9%
2020	3.7685359%	$ 3,128,794	$ 5,502,457	56.86%	95.5%
2021	3.8490470%	$ (3,125,975)	$ 5,489,628	-56.94%	104.2%
FirefightersSystem					
2014	5.1530814%	$ (294,055)	$ 1,358,468	-21.65%	103.5%
2015	5.1075179%	$ (92,507)	$ 1,373,759	-6.73%	101.0%
2016	5.3272443%	$ (41,997)	$ 1,496,770	-2.81%	100.4%
2017	5.0051828%	$ (312,600)	$ 1,464,478	-21.35%	103.0%
2018	4.8927419%	$ 635,309	$ 1,518,197	41.85%	94.3%
2019	5.4559756%	$ (676,650)	$ 1,746,848	-38.74%	105.0%
2020	5.5733560%	$ (1,558,422)	$ 1,818,262	-85.71%	110.5%
2021	5.2613327%	$ (3,068,495)	$ 1,754,105	-174.93%	120.1%
Tier 2 Public Employees System					
2014	0.6395860%	$ (19,382)	$ 3,138,898	-0.62%	103.5%
2015	0.6541921%	$ (1,428)	$ 4,226,355	-0.03%	100.2%
2016	0.6965131%	$ 77,696	$ 5,711,965	1.36%	95.1%
2017	0.6597438%	$ 58,168	$ 6,460,732	0.90%	97.4%
2018	0.6584972%	$ 282,020	$ 7,689,713	3.67%	90.8%
2019	0.6659966%	$ 149,788	$ 9,256,499	1.62%	96.5%
2020	0.6592988%	$ 94,825	$ 10,559,254	0.90%	98.3%
2021	0.6414960%	$ (274,744)	$ 12,076,434	-2.28%	103.8%

*Continued on next page

CITY OF ST. GEORGE, UT
Schedule of the Proportionate Share of the Net Pension Liability
12/31/2021
Last 10 Fiscal Years [1]

As of calendar year ended December 30,	Proportion of the net pension liability (asset)	Proportionate share of the net pension liability (asset)	Covered payroll	Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	Plan fiduciary net position as a percentage of the total pension liability
Tier 2 Public Safety and Firefighter System					
2014	1.4825609%	$ (21,932)	$ 612,651	-3.58%	120.5%
2015	1.4884215%	$ (21,746)	$ 885,739	-2.46%	110.7%
2016	1.5052599%	$ (13,067)	$ 1,243,690	-1.05%	103.6%
2017	1.3239008%	$ (15,318)	$ 1,397,583	-1.10%	103.0%
2018	1.3115396%	$ 32,861	$ 1,755,330	1.87%	95.6%
2019	1.4558146%	$ 136,940	$ 2,399,571	5.71%	89.6%
2020	1.5130208%	$ 135,710	$ 3,000,181	4.52%	93.1%
2021	1.6276509%	$ (82,265)	$ 3,892,334	-2.11%	102.8%

[1] Note: The City implemented GASB 68 in fiscal year 2015. Information prior to 2015 is not available.

The amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

CITY OF ST. GEORGE, UT
Schedule of Contributions
12/31/2021
Last 10 Fiscal Years [(1)]

	As of the fiscal year ended June 30,	Actuarial Determined Contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contribution as a percentage of covered employee payroll
Noncontributory System	2014	$ 2,900,223	$ 2,900,223	$ -	$ 16,826,568	17.24%
	2015	3,144,902	3,144,902	-	17,080,311	18.41%
	2016	3,156,743	3,156,743	-	17,120,902	18.44%
	2017	3,294,978	3,294,978	-	18,006,187	18.30%
	2018	3,233,655	3,233,655	-	17,759,303	18.21%
	2019	3,271,015	3,271,015	-	18,008,378	18.16%
	2020	3,286,345	3,286,345	-	18,099,783	18.16%
	2021	3,250,628	3,250,628	-	17,889,954	18.17%
	2022	3,305,028	3,305,028	-	18,214,800	18.14%
Contributory System	2014	$ 20,967	$ 20,967	$ -	$ 157,883	13.28%
	2015	21,533	21,533	-	148,915	14.46%
	2016	22,825	22,825	-	157,848	14.46%
	2017	19,010	19,010	-	131,468	14.46%
	2018	15,672	15,672	-	108,381	14.46%
	2019	16,386	16,386	-	113,320	14.46%
	2020	17,459	17,459	-	120,736	14.46%
	2021	18,757	18,757	-	129,718	14.46%
	2022	19,560	19,560	-	135,272	14.46%
Public Safety System	2014	$ 1,483,963	$ 1,483,963	$ -	$ 4,721,896	31.43%
	2015	1,606,988	1,606,988	-	4,725,064	34.01%
	2016	1,643,084	1,643,084	-	4,830,387	34.02%
	2017	1,793,707	1,793,707	-	5,363,215	33.44%
	2018	1,722,971	1,722,971	-	5,220,391	33.00%
	2019	1,779,112	1,779,112	-	5,299,893	33.57%
	2020	1,875,446	1,875,446	-	5,554,037	33.77%
	2021	1,856,585	1,856,585	-	5,499,527	33.76%
	2022	1,839,489	1,839,489	-	5,453,039	33.73%
Firefighters System	2014	$ 41,126	$ 41,126	$ -	$ 1,389,379	2.96%
	2015	51,585	51,585	-	1,350,399	3.82%
	2016	56,406	56,406	-	1,413,693	3.99%
	2017	58,903	58,903	-	1,512,950	3.89%
	2018	58,229	58,229	-	1,481,663	3.93%
	2019	74,718	74,718	-	1,620,775	4.61%
	2020	83,567	83,567	-	1,812,732	4.61%
	2021	82,042	82,042	-	1,779,655	4.61%
	2022	79,519	79,519	-	1,724,922	4.61%
Tier 2 Public Employees System *	2014	$ 343,002	$ 343,002	$ -	$ 2,450,807	14.00%
	2015	557,105	557,105	-	3,728,341	14.94%
	2016	723,439	723,439	-	4,852,041	14.91%
	2017	938,253	938,253	-	6,289,468	14.92%
	2018	1,050,938	1,050,938	-	6,955,247	15.11%
	2019	1,319,636	1,319,636	-	8,491,866	15.54%
	2020	1,572,881	1,572,881	-	10,043,280	15.66%
	2021	1,747,564	1,747,564	-	11,079,546	15.77%
	2022	2,162,607	2,162,607	-	13,494,406	16.03%

*Continued on next page

CITY OF ST. GEORGE, UT
Schedule of Contributions
12/31/2021
Last 10 Fiscal Years [(1)]

	As of the fiscal year ended June 30,	Actuarial Determined Contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contribution as a percentage of covered employee payroll
Tier 2 Public Safety and Firefighter System *	2014	$ 94,985	$ 94,985	$ -	$ 502,683	18.90%
	2015	141,299	141,299	-	718,712	19.66%
	2016	209,328	209,328	-	1,075,287	19.47%
	2017	259,182	259,182	-	1,331,815	19.46%
	2018	309,067	309,067	-	1,568,458	19.71%
	2019	412,034	412,034	-	2,064,319	19.96%
	2020	519,378	519,378	-	2,658,344	19.54%
	2021	755,777	755,777	-	3,408,276	22.17%
	2022	1,026,651	1,026,651	-	4,640,805	22.12%
Tier 2 Public Employees DC Only System *	2014	$ 7,518	$ 7,518	$ -	$ 122,329	6.15%
	2015	23,414	23,414	-	283,985	8.24%
	2016	38,067	38,067	-	569,005	6.69%
	2017	59,981	59,981	-	896,570	6.69%
	2018	75,864	75,864	-	1,133,996	6.69%
	2019	89,945	89,945	-	1,337,403	6.73%
	2020	103,077	103,077	-	1,497,934	6.88%
	2021	129,984	129,984	-	1,814,928	7.16%
	2022	140,231	140,231	-	1,939,700	7.23%
Tier 2 Public Safety and Firefighter DC On System *	2014	$ 4,771	$ 4,771	$ -	$ 42,307	11.28%
	2015	5,620	5,620	-	47,506	11.83%
	2016	6,649	6,649	-	55,568	11.97%
	2017	11,877	11,877	-	100,396	11.83%
	2018	13,622	13,622	-	115,148	11.83%
	2019	29,667	29,667	-	250,775	11.83%
	2020	25,976	25,976	-	219,576	11.83%
	2021	21,675	21,675	-	183,219	11.83%
	2022	22,748	22,748	-	192,286	11.83%

* Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems. Tier 2 systems were created effective July 1, 2011.

[(1)] Note: The City implemented GASB 68 in fiscal year 2015. Information prior to 2015 is not available.

The amounts presented for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

Contributions as a percentage of covered payroll may be different than the Board certified rate due to rounding or other administrative issues.

Changes in Assumptions:

The investment return assumption was decreased by 0.10% to 6.85% for use in the January 1, 2021 actuarial valuation. This assumption change was based on analysis performed by the actuary and adopted by the Utah State Retirement Board. In aggregate, this assumption change resulted in a $509 million increase in the Total Pension Liability, which is about 1.3% of the Total Pension Liability as of December 31, 2020 for all systems combined. The demographic assumptions were reviewed and updated in the January 1, 2020 actuarial valuation and are currently scheduled to be reviewed in the year 2023.

SUPPLEMENTAL INFORMATION

CITY OF ST. GEORGE, UT
CAPITAL EQUIPMENT - CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Rents & concessions	$ 9,600	$ 9,600	$ 10,661	$ 1,061
Contributions from others	6,095,000	6,095,000	70,000	(6,025,000)
Intergovernmental	800,000	800,000	-	(800,000)
Other	-	-	5,146	5,146
Total revenues	6,904,600	6,904,600	85,807	(6,818,793)
EXPENDITURES:				
Current:				
Highways & public improvements	151,000	151,000	12,349	138,651
Debt service:				
Principal	237,221	237,221	-	237,221
Interest	4,371	4,371	5,013	(642)
Capital outlay:	35,309,030	37,271,010	3,234,378	34,036,632
Total expenditures	35,701,622	37,663,602	3,251,740	34,411,862
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(28,797,022)	(30,759,002)	(3,165,933)	27,593,069
OTHER FINANCING SOURCES (USES):				
Transfers from other funds	1,441,968	18,790,260	16,800,000	(1,990,260)
Transfers to other funds	(2,019,408)	(2,019,408)	(1,617,218)	402,190
Sale of bonds	20,000,000	20,000,000	-	
Proceeds from sale of capital assets	-	-	-	-
Total other financing sources (uses):	19,422,560	36,770,852	15,182,782	(1,588,070)
NET CHANGE IN FUND BALANCE *	(9,374,462)	6,011,850	12,016,850	$26,005,000
Fund balance at beginning of year	41,709,907	41,709,907	41,709,907	
Fund balance at end of year	$ 32,335,445	$ 47,721,757	$ 53,726,757	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement

CITY OF ST. GEORGE, UT
PUBLIC WORKS PROJECTS - CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Interest Income	$ -	$ -	$ -	$ -
Intergoverntmental	5,000,000	5,000,000	-	(5,000,000)
Contributions from other sources	-	12,792	40,983	28,191
Contributions from other governments	3,613,287	6,092,016	1,710,970	(4,381,046)
Miscellaneous revenues	-	-	-	-
Total revenues	8,613,287	11,104,808	1,751,953	(9,352,855)
EXPENDITURES:				
Current:				
Highways and public improvements	2,802,300	2,802,300	2,641,489	160,811
Capital projects:				
Improvements	42,813,000	44,936,971	18,256,038	26,680,933
Debt service:				
Notes payable payments				-
Interest payments				-
Total expenditures	45,615,300	47,739,271	20,897,527	26,841,744
Excess (Deficiency) of expenditures over revenues	(37,002,013)	(36,634,463)	(19,145,574)	17,488,889
OTHER FINANCING SOURCES:				
Transfers from other funds	36,999,713	36,021,581	18,618,148	(17,403,433)
Transfers to other funds				-
Proceeds from loans	-	-		-
Total other financing sources (uses):	36,999,713	36,021,581	18,618,148	(17,403,433)
NET CHANGE IN FUND BALANCE *	(2,300)	(612,882)	(527,427)	85,455
Fund balance at beginning of year	817,395	817,395	817,395	
Fund balance at end of year	$ 815,095	$ 204,513	$ 289,968	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
Non-Major Governmental Funds
Combining Balance Sheet
June 30, 2022

Assets	Special Revenue Funds							
	Dixie Center Operations	Airport PFC Fees	CDBG Grant Fund	Museum Acquisition Fund	RAP Tax Fund	Johnson Farm Dinosaur Tracks	Housing Program	Community Resource Center
Cash and investments	$ 1,605,523	$ 1,030,657	$ -	$ 57,123	$ 2,735,987	$ 33,715	$ 294,264	$ 100
Receivables:								
Accounts	891,637	39,717	88,269		212,712			-
Prepaid expenditures			-					
Leases - short term								
Leases - long term								
Due from other funds								
Total assets	$ 2,497,160	$ 1,070,375	$ 88,269	$ 57,123	$ 2,948,699	$ 33,715	$ 294,264	$ 100
Liabilities:								
Accounts payable & Accrd Liab.	$ 53,848	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Deferred Revenue								
Deferred Impact Fee Credit								
Due to other funds			88,268		-			-
Total liabilities	53,848		88,268	-	-	-	-	-
Deferred Inflows of Resources:								
Deferred revenues -								
Property Tax Levy								
Leases								
	-	-	-	-	-	-	-	-
Fund balances:								
Restricted for:								
Public safety programs								
Transportation programs		1,070,375						
Housing & comm. devlpmnt							294,264	
Parks construction & devlpmnt					2,948,699			
Comm. & economic devpmnt	2,443,312		0					
Debt service funds								
Capital project funds								
Assigned to:								
Comm. & economic devpmnt								100
Parks construction & devlpmnt				57,123		33,715		
Capital project funds								
Unassigned								
Total fund balances	2,443,312	1,070,375	0	57,123	2,948,699	33,715	294,264	100
Total liabilities, deferred inflows and fund balances	$ 2,497,160	$ 1,070,375	$ 88,269	$ 57,123	$ 2,948,699	$ 33,715	$ 294,264	$ 100

(continued)

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
Non-Major Governmental Funds
Combining Balance Sheet
June 30, 2022
(continued)

Assets	Special Revenue Funds							
	Ft. Pierce CDA #1 Fund	Ft. Pierce CDA #2 Fund	Ft Pierce EDA #1 Fund	Dixie Center Area EDA Fund	Central Business CDA Fund	Millcreek CDA Fund	SunTran Public Transit	Transit Tax Fund
Cash and investments	$ 2,720,699	$ 153,316	$ 527,262	$ 1,455,250	$ 12,557	$ 833,293	$ 987,737	$ 8,422,287
Receivables:								
Accounts	1,120,576	100,425	-	726,656	527,574	486,865	587,807	665,729
Prepaid expenditures								
Leases - short term								
Leases - long term								
Due from other funds								
Total assets	$ 3,841,275	$ 253,742	$ 527,262	$ 2,181,906	$ 540,131	$ 1,320,157	$ 1,575,544	$ 9,088,016
Liabilities:								
Accounts payable & Accrd Liab.	$ -	$ -	$ 527,262	$ 212,210	$ 1,091	$ -	$ 110,693	$ -
Deferred Revenue								
Deferred Impact Fee Credit								
Due to other funds	-	-		172,931	2,775,539		-	
Total liabilities	-	-	527,262	385,141	2,776,631	-	110,693	-
Deferred Inflows of Resources:								
Deferred revenues -								
Property Tax Levy	848,150	85,500	-	682,478	500,000	440,000		
Leases								
	848,150	85,500	-	682,478	500,000	440,000	-	-
Fund balances:								
Restricted for:								
Public safety programs								
Transportation programs							1,464,850	9,088,016
Housing & comm. devlpmnt								
Parks construction & devlpmnt								
Comm. & economic devpmnt								
Debt service funds								
Capital project funds								
Assigned to:								
Comm. & Economic Devpmnt	2,993,125	168,242	-	1,114,286		880,157		
Parks construction & devlpmnt								
Capital project funds								
Unassigned					(2,736,500)			
Total fund balances	2,993,125	168,242	-	1,114,286	(2,736,500)	880,157	1,464,850	9,088,016
Total liabilities, deferred inflows and fund balances	$ 3,841,275	$ 253,742	$ 527,262	$ 2,181,906	$ 540,131	$ 1,320,157	$ 1,575,544	$ 9,088,016

(continued)

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
Non-Major Governmental Funds
Combining Balance Sheet
June 30, 2022
(continued)

	Special Revenue Funds		Debt Service Funds			Capital Projects Funds	
Assets	Police Drug Seizures Fund	Perpetual Care Fund	Special Assessments	Recreation Bond Debt Service	Airport Bond Debt Service	Economic Development Projects	Park Impact
Cash and investments	$ 433,961	$ 458,030	$ 126,423	$ 54,152	$ 101,997	$ 2,537,297	$ 14,993,768
Receivables:							
Accounts	-		76,184	1,790,900		517,806	-
Prepaid expenditures							
Leases - short term						25,637	
Leases - long term						22,491	
Due from other funds						2,948,471	-
Total assets	$ 433,961	$ 458,030	$ 202,606	$ 1,845,052	$ 101,997	$ 6,051,701	$ 14,993,768
Liabilities:							
Accounts payable & Accrd Liab.	$ -	$ -	$ -	$ -	$ -	$ 24,144	$ 675,920
Deferred Revenue							1,000,000
Deferred Impact Fee Credit							
Due to other funds	-	-					-
Total liabilities	-	-	-	-	-	24,144	1,675,920
Deferred Inflows of Resources:							
Deferred revenues -							
Property Tax Levy				1,790,900			
Leases						45,378	
	-	-	-	1,790,900	-	45,378	-
Fund balances:							
Restricted for:							
Public safety programs	433,961						
Transportation programs		-					
Housing & comm. devlpmnt							
Parks construction & devlpmnt		458,030					13,317,848
Comm. & economic devpmnt							
Debt service funds			202,606	54,152	101,997		
Capital project funds							
Assigned to:							
Comm. & Economic Devpmnt						5,982,180	
Parks construction & devlpmnt							
Capital project funds							
Unassigned							
Total fund balances	433,961	458,030	202,606	54,152	101,997	5,982,180	13,317,848
Total liabilities, deferred inflows and fund balances	$ 433,961	$ 458,030	$ 202,606	$ 1,845,052	$ 101,997	$ 6,051,701	$ 14,993,768

(continued)

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
Non-Major Governmental Funds
Combining Balance Sheet
June 30, 2022
(continued)

	Capital Projects Funds						
Assets	**Street Impact**	**Drainage Impact**	**Fire Dept Impact**	**Police Impact**	**Street Bonds Capital Projects**	**Replacement Airport Cap Proj**	**Totals**
Cash and investments	$ 7,566,294	$ 837,909	$ 1,133,209	$ 1,298,602	$ 1,331,244	$ 1,080,251	$ 52,822,906
Receivables:							
Accounts	641,361	8,784	160,031	-		1,960	8,644,994
Prepaid expenditures							-
Leases - short term						19,807	45,445
Leases - long term						60,915	83,406
Due from other funds	-	-	-	-			2,948,471
Total assets	$ 8,207,655	$ 846,693	$ 1,293,239	$ 1,298,602	$ 1,331,244	$ 1,162,934	$ 64,545,221
Liabilities:							
Accounts payable & Accrd Liab.	$ -	$ -	$ 228,210	$ -	$ -	$ 302,128	$ 2,135,506
Deferred Revenue							1,000,000
Deferred Impact Fee Credit							-
Due to other funds		-	-		-		3,036,739
Total liabilities	-	-	228,210	-	-	302,128	6,172,246
Deferred Inflows of Resources:							
Deferred revenues -							-
Property Tax Levy							4,347,028
Leases						79,835	125,213
	-	-	-	-	-	79,835	4,472,241
Fund balances:							
Restricted for:							
Public safety programs							433,961
Transportation programs	8,207,655						19,830,897
Housing & comm. devlpmnt							294,264
Parks construction & devlpmnt							16,724,577
Comm. & economic devpmnt							2,443,313
Debt service funds							358,756
Capital project funds		846,693	1,065,029	1,298,602	1,331,244	780,970	5,322,538
Assigned to:							
Comm. & Economic Devpmnt							11,138,090
Parks construction & devlpmnt							90,838
Capital project funds							-
Unassigned							(2,736,500)
Total fund balances	8,207,655	846,693	1,065,029	1,298,602	1,331,244	780,970	53,900,735
Total liabilities, deferred inflows and fund balances	$ 8,207,655	$ 846,693	$ 1,293,239	$ 1,298,602	$ 1,331,244	$ 1,162,934	$ 64,545,221

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
NONMAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	Special Revenue Funds							
	Dixie Center Operations	Airport PFC Fees	CDBG Grant Fund	Museum Acquisition Fund	RAP Tax Fund	Johnson Farm Dinosaur Tracks	Housing Program	Community Resource Center
Revenues:								
Taxes & fees	$ 1,258,202	$ 554,812	$ -	$ -	$ 2,778,931	$ -	$ -	$ -
Contributions from other governments	1,190,782				-			
Intergovernmental			1,383,528		-			-
Investment income	7,998	4,048	1,413	299	12,003	168	1,332	-
Capital development fees								
Charges for services						-		
Rents & royalties								
Other	-		54,194	7,353		-		-
Total revenues	2,456,981	558,860	1,439,136	7,651	2,790,934	168	1,332	-
Expenditures:								
Current:								
General government			938					
Public Safety								
Highways & improvements		2,238						
Parks, recreation etc	892,670			11,998	279,217	1,093		
Community & Econ Development			745,143				334	1,708
Operating Lease payments								
Debt service:								
Principal on long-term debt	409,400		-		796,000		-	
Interest on long-term debt	12,615		-		68,162		-	
Capital outlay:			-		4,554			
Total expenditures	1,314,685	2,238	746,081	11,998	1,147,933	1,093	334	1,708
Excess (deficiency) of revenues over expenditures	1,142,297	556,622	693,054	(4,347)	1,643,001	(925)	998	(1,708)
Other financing sources (uses):								
Transfers in	-	-			-		25,215	1,708
Transfers out	(700,000)	-	(760,028)		(375,000)		(1,708)	
Proceeds of bonds sold (net)			-		-			
Property sales					-		-	-
Total other financing sources (uses)	(700,000)	-	(760,028)	-	(375,000)	-	23,507	1,708
Net change in fund balances	442,297	556,622	(66,974)	(4,347)	1,268,001	(925)	24,505	-
Fund balance restatement leases								
Fund balances, beginning of year	2,001,016	513,752	66,974	61,470	1,680,699	34,640	269,759	100
Fund balances, end of year	$2,443,312	$1,070,375	$0	$57,123	$2,948,699	$33,715	$294,264	$100

(continued)

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
NONMAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
FOR THE FISCAL YEAR ENDED JUNE 30, 2022
(continued)

	Special Revenue Funds							
	Ft. Pierce CDA #1 Fund	Ft. Pierce CDA #2 Fund	Ft Pierce EDA #1 Fund	Dixie Center Area EDA Fund	Central Business CDA Fund	Millcreek CDA Fund	SunTran Public Transit	Transit Tax Fund
Revenues:								
Taxes & fees	$ 129,727	$ 13,480	$ 583	$ 80,263	$ 45,353	$ 42,534	$ -	$ 3,776,130
Contributions from other governments	973,395	101,143	4,371	602,242	340,303	319,150		
Intergovernmental							2,285,022	
Investment income	12,351	588	2,712	7,038	547	3,957		34,527
Capital development fees								
Charges for services					-		733,754	
Rents & royalties								
Other							10,689	
Total revenues	1,115,473	115,211	7,665	689,543	386,203	365,641	3,029,465	3,810,657
Expenditures:								
Current:								
General government	359	334	334	334		334		
Public Safety								
Highways & improvements							2,454,798	334
Parks, recreation etc								
Community & Econ Development	-	-	527,262	212,210	334	104,456		
Operating Lease payments								
Debt service:								
Principal on long-term debt								
Interest on long-term debt				5,150	77,349			
Capital outlay:					581,451			
Total expenditures	359	334	527,596	217,693	659,134	104,790	2,454,798	334
Excess (deficiency) of revenues over expenditures	1,115,114	114,878	(519,931)	471,850	(272,931)	260,852	574,667	3,810,323
Other financing sources (uses):								
Transfers in					530,000		51,040	
Transfers out	(38,500)	(4,000)	(25,215)	(18,000)	(13,500)	(13,000)		
Proceeds of bonds sold (net)								
Property sales							-	
Total other financing sources (uses)	(38,500)	(4,000)	(25,215)	(18,000)	516,500	(13,000)	51,040	-
Net change in fund balances	1,076,614	110,878	(545,145)	453,850	243,569	247,852	625,707	3,810,323
Fund balance restatement leases								
Fund balances, beginning of year	1,916,511	57,364	545,145	660,437	(2,980,068)	632,306	839,144	5,277,693
Fund balances, end of year	$2,993,125	$168,242	$0	$1,114,286	($2,736,500)	$880,157	$1,464,850	$9,088,016

(continued)

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
NONMAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
FOR THE FISCAL YEAR ENDED JUNE 30, 2022
(continued)

	Special Revenue Funds		Debt Service Funds			Capital Projects Funds	
	Police Drug Seizures Fund	Perpetual Care Fund	Special Assessments	Recreation Bond Debt Service	Airport Bond Debt Service	Economic Development Projects	Park Impact
Revenues:							
Taxes & fees	$ -	$ -	$ -	$ 1,523,325	$ -	$ -	$ -
Contributions from other governments					700,000	-	60,000
Intergovernmental	79,740				-		-
Investment income	1,872	2,155	1,363	265	1,202	102,403	60,452
Capital development fees							6,298,853
Charges for services		191,500					
Rents & royalties						184,543	
Other	21,953	-				5,150	
Total revenues	103,565	193,655	1,363	1,523,590	701,202	292,095	6,419,305
Expenditures:							
Current:							
General government			334				
Public Safety	3,707						
Highways & improvements					3,235		
Parks, recreation etc		334		2,035			667
Community & Econ Development						65,455	
Operating Lease payments							
Debt service:							
Principal on long-term debt			-	1,360,000	425,000		
Interest on long-term debt			-	163,325	274,550		
Capital outlay:	11,158	42,500				482,551	2,155,361
Total expenditures	14,865	42,834	334	1,525,360	702,785	548,006	2,156,029
Excess (deficiency) of revenues over expenditures	88,701	150,821	1,029	(1,770)	(1,583)	(255,911)	4,263,277
Other financing sources (uses):							
Transfers in					-	-	-
Transfers out		(50,000)		-	-	(651,000)	(100,000)
Proceeds of bonds sold (net)				-	-		
Property sales						-	-
Total other financing sources (uses)	-	(50,000)	-	-	-	(651,000)	(100,000)
Net change in fund balances	88,701	100,821	1,029	(1,770)	(1,583)	(906,910)	4,163,276
Fund balance restatement leases						2,295	
Fund balances, beginning of year	345,261	357,209	201,577	55,922	103,580	6,886,795	9,154,571
Fund balances, end of year	$433,961	$458,030	$202,606	$54,152	$101,997	$5,982,180	$13,317,848

(continued)

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
NONMAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
FOR THE FISCAL YEAR ENDED JUNE 30, 2022
(continued)

	Capital Projects Funds						
	Street Impact	Drainage Impact	Fire Dept Impact	Police Impact	Street Bonds Capital Projects	Replacement Airport Cap Proj	Total
Revenues:							
Taxes & fees	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,203,338
Contributions from other governments		-					4,291,386
Intergovernmental							3,748,291
Investment income	43,433	22,984	8,955	6,383	6,547	5,536	352,530
Capital development fees	5,360,376	1,719,783	1,105,580	429,047			14,913,639
Charges for services							925,254
Rents & royalties						22,569	207,111
Other	-						99,339
Total revenues	5,403,809	1,742,767	1,114,535	435,430	6,547	28,104	34,740,888
Expenditures:							
Current:							
General government							2,966
Public Safety			667	667			5,042
Highways & improvements	15,474	667			667	667	2,478,081
Parks, recreation etc							1,188,014
Community & Econ Development							1,656,901
Operating Lease payments				-			-
Debt service:							
Principal on long-term debt					-	-	2,990,400
Interest on long-term debt					-	-	601,151
Capital outlay:		-	3,609,422	189,468		-	7,076,465
Total expenditures	15,474	667	3,610,090	190,135	667	667	15,999,019
Excess (deficiency) of revenues over expenditures	5,388,335	1,742,099	(2,495,555)	245,294	5,879	27,437	18,741,869
Other financing sources (uses):							
Transfers in					-	-	607,962
Transfers out	(3,389,147)	(4,538,645)			-	(54,000)	(10,731,743)
Proceeds of bonds sold (net)							-
Property sales						-	-
Total other financing sources (uses)	(3,389,147)	(4,538,645)	-	-	-	(54,000)	(10,123,781)
Net change in fund balances	1,999,188	(2,796,546)	(2,495,555)	245,294	5,879	(26,563)	8,618,088
Fund balance restatement leases						79	2,375
Fund balances, beginning of year	6,208,468	3,643,239	3,560,584	1,053,307	1,325,364	807,454	45,280,272
Fund balances, end of year	$8,207,655	$846,693	$1,065,029	$1,298,602	$1,331,244	$780,970	$53,900,735

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
DIXIE CENTER OPERATIONS - SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Business license innkeeper fees	$ 945,000	$ 945,000	$ 1,258,202	$ 313,202
Interest income	8,000	8,000	7,998	(2)
Contributions from other governments	1,299,141	1,299,141	1,190,782	(108,359)
Other	-	-	-	-
Total revenues	2,252,141	2,252,141	2,456,981	204,840
EXPENDITURES:				
Current:				
Parks, recreation, etc.	1,026,147	1,026,147	892,670	133,477
Debt service:				
Principal	409,400	409,400	409,400	-
Interest	22,593	22,593	12,615	9,978
Capital outlay:			-	-
Total expenditures	1,458,140	1,458,140	1,314,685	143,455
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	794,001	794,001	1,142,297	348,296
OTHER FINANCING SOURCES (USES):				
Transfers from other funds	-	-	-	-
Transfers to other funds	(700,000)	(700,000)	(700,000)	0
Total other financing sources(uses)	(700,000)	(700,000)	(700,000)	0
NET CHANGE IN FUND BALANCE *	94,001	94,001	442,297	$ 348,296
Fund balance at beginning of year	2,001,016	2,001,016	2,001,016	
Fund balance at end of year	$ 2,095,017	$ 2,095,017	$ 2,443,312	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
AIRPORT PFC FEES - SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Passenger facility charges	$ 400,000	$ 400,000	$ 554,812	$ 154,812
Interest income	4,000	4,000	4,048	48
Total revenues	404,000	404,000	558,860	154,860
EXPENDITURES:				
Current:				
Highways & public improvements	2,500	2,500	2,238	262
Capital projects:				
Improvements	-	-		-
Property purchases			-	-
Equipment purchases	-			-
Total expenditures	2,500	2,500	2,238	262
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	401,500	401,500	556,622	155,122
OTHER FINANCING SOURCES (USES):				
Transfers from other funds			-	-
Transfers to other funds	(273,947)	(273,947)	-	273,947
Total other financing sources (uses):	(273,947)	(273,947)	-	273,947
NET CHANGE IN FUND BALANCE *	127,553	127,553	556,622	$429,069
Fund balance at beginning of year	513,752	513,752	513,752	
Fund balance at end of year	$ 641,305	$ 641,305	$ 1,070,375	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
CDBG GRANT FUND - SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Intergovernmental revenues	$ 2,129,585	$ 2,151,072	$ 1,383,528	$ (767,544)
Other income	50,000	50,000	54,194	4,194
Interest income	1,500	1,500	1,413	(87)
Total revenues	2,181,085	2,202,572	1,439,136	(763,436)
EXPENDITURES:				
Current:				
General government	6,000	938	938	(0)
Community & economic development	1,588,540	787,842	745,143	42,699
Capital projects:	-	-	-	
Purchase of property		-	-	-
Debt service:				
Principal	-	-	-	-
Interest	-	-	-	-
Total expenditures	1,594,540	788,780	746,081	42,699
Excess (Deficiency) of expenditures over revenues	586,545	1,413,792	693,054	(720,738)
OTHER FINANCING SOURCES (USES):				
Proceeds of note payable	-	-	-	-
Transfer to other funds	(586,545)	(1,413,792)	(760,028)	653,764
NET CHANGE IN FUND BALANCE	-	-	(66,974)	$ (66,974)
Fund balance at beginning of year	66,974	66,974	66,974	
Fund balance at end of year	$ 66,974	$ 66,974	$ 0	

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
MUSEUM PERMANENT ACQUISITIONS - SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Fees and donations	$ 20,000	$ 20,000	$ 7,353	$ (12,647)
Interest income	1,000	1,000	299	(701)
Total revenues	21,000	21,000	7,651	(13,349)
EXPENDITURES:				
Current:				
General government				
Parks, recreation, etc.	500	500	11,998	(11,498)
Capital projects:				
Art purchases	25,000	25,000	-	25,000
Total expenditures	25,500	25,500	11,998	13,502
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(4,500)	(4,500)	(4,347)	153
OTHER FINANCING SOURCES (USES):				
Transfers to other funds	-	-	-	-
			-	-
Total other financing sources(uses)	-	-	-	-
NET CHANGE IN FUND BALANCE *	(4,500)	(4,500)	(4,347)	$ 153
Fund balance at beginning of year	61,470	61,470	61,470	
Fund balance at end of year	$ 56,970	$ 56,970	$ 57,123	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
RAP TAX - SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
RAP sales taxes	$ 2,100,000	$ 2,100,000	$ 2,778,931	$ 678,931
Interest income	2,000	2,000	12,003	10,003
Intergovernmental	-	-	-	-
Contributions from other governments	-	-	-	-
Total revenues	2,102,000	2,102,000	2,790,934	688,934
EXPENDITURES:				
Current:				
Parks, recreation, etc.	280,000	280,000	279,217	783
Debt service:				
Principal	796,000	796,000	796,000	-
Interest	68,162	68,162	68,162	1
Capital outlay:	-	99,500	4,554	94,946
Total expenditures	1,144,162	1,243,662	1,147,933	95,729
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	957,838	858,338	1,643,001	784,663
OTHER FINANCING SOURCES (USES):				
Proceeds from property sales	-	-	-	-
Proceeds from sale of bonds	-	-	-	-
Transfers from other funds	-	99,500	-	(99,500)
Transfers to other funds	(375,000)	(375,000)	(375,000)	-
Total other financing sources(uses)	(375,000)	(275,500)	(375,000)	(99,500)
NET CHANGE IN FUND BALANCE *	582,838	582,838	1,268,001	$ 685,163
Fund balance at beginning of year	1,680,699	1,680,699	1,680,699	
Fund balance at end of year	$ 2,263,537	$ 2,263,537	$ 2,948,699	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
JOHNSON DINO TRACK PRESERVATION - SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Admission fees	$ -	$ -	$ -	$ -
Other revenues	-	-	-	-
Intergovernmental	500	500	-	(500)
Investment income	-	-	168	168
	500	500	168	(332)
EXPENDITURES:				
Current				
Parks, recreation, etc.	2,640	2,640	1,093	1,547
Capital projects:				
Improvements		-	-	-
Total expenditures	2,640	2,640	1,093	1,547
Excess (Deficiency) of expenditures over revenues	(2,140)	(2,140)	(925)	1,215
OTHER FINANCING SOURCES:				
Contributions from private sources		-		-
Transfers from other funds	-	-		-
Total other financing sources:	-	-	-	-
NET CHANGE IN FUND BALANCE *	(2,140)	(2,140)	(925)	$ 1,215
Fund balance at beginning of year	34,640	34,640	34,640	
Fund balance at end of year	$ 32,500	$ 32,500	$ 33,715	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
HOUSING PROGRAMS - SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Charges for services	$ -	$ -	$ -	$ -
Interest income	1,000	1,000	1,332	332
Total revenues	1,000	1,000	1,332	332
EXPENDITURES:				
Current:				
Community and economic improvements	201,000	201,000	334	200,666
Debt service:				
Principal	-	-	-	-
Interest	-	-	-	-
Capital Outlay:				
Land Purchases	-	-	-	-
Building Construction	-	-	-	-
Total expenditures	201,000	201,000	334	200,666
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(200,000)	(200,000)	998	200,998
OTHER FINANCING SOURCES (USES):				
Transfers from other funds	-	23,274	25,215	1,941
Sale of property			-	-
Transfers to other funds	(10,000)	(10,000)	(1,708)	8,292
Total other financing sources (uses):	(10,000)	13,274	23,507	10,233
NET CHANGE IN FUND BALANCE *	(210,000)	(186,726)	24,505	$ 211,231
Fund balance at beginning of year	269,759	269,759	269,759	
Fund balance at end of year	$ 59,759	$ 83,033	$ 294,264	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
COMMUNITY RESOURCE CENTER - SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Federal Grants	$ -	$ -	$ -	$ -
State Grants	-	-	-	-
Private Grants	-	-	-	-
Total revenues	-	-	-	-
EXPENDITURES:				
Current:				
Community & Economic Development	10,000	10,000	1,708	8,292
Capital outlay:			-	-
Total expenditures	10,000	10,000	1,708	8,292
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(10,000)	(10,000)	(1,708)	8,292
OTHER FINANCING SOURCES (USES):				
Transfers from other funds	10,000	10,000	1,708	(8,292)
Total other financing sources (uses)	10,000	10,000	1,708	(8,292)
NET CHANGE IN FUND BALANCE	-	-	-	$ -
Fund balance at beginning of year	100	100	100	
Fund balance at end of year	$ 100	$ 100	$ 100	

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
FT. PIERCE CDA #1 - SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Economic development taxes	$ 1,100,000	$ 1,100,000	$ 129,727	$ (970,273)
Contributions from other governments			973,395	973,395
Interest income	10,000	10,000	12,351	2,351
Total revenues	1,110,000	1,110,000	1,115,473	5,473
EXPENDITURES:				
Current:				
General government	1,000	1,000	359	641
Community & Economic development	550,000	550,000	-	550,000
Capital Outlay:				
Improvements	1,000,000	1,000,000		1,000,000
Total expenditures	1,551,000	1,551,000	359	1,550,641
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(441,000)	(441,000)	1,115,114	1,556,114
OTHER FINANCING SOURCES (USES):				
Transfers to other funds	(38,500)	(38,500)	(38,500)	-
Total other financing sources (uses):	(38,500)	(38,500)	(38,500)	-
NET CHANGE IN FUND BALANCE *	(479,500)	(479,500)	1,076,614	$ 1,556,114
Fund balance at beginning of year	1,916,511	1,916,511	1,916,511	
Fund balance at end of year	$ 1,437,011	$ 1,437,011	$ 2,993,125	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
FT. PIERCE CDA #2 - SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Economic development taxes	$ 200,000	$ 200,000	$ 13,480	$ (186,520)
Contributions from other governments	-	-	101,143	101,143
Interest income	1,000	1,000	588	(412)
Total revenues	201,000	201,000	115,211	(85,789)
EXPENDITURES:				
Current:				
General government	1,000	1,000	334	666
Community & Economic development	-	-	-	-
Capital Outlay:				
Improvements				-
Total expenditures	1,000	1,000	334	666
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	200,000	200,000	114,878	(85,122)
OTHER FINANCING SOURCES (USES):				
Transfers to other funds	(7,000)	(7,000)	(4,000)	3,000
Total other financing sources (uses):	(7,000)	(7,000)	(4,000)	3,000
NET CHANGE IN FUND BALANCE *	193,000	193,000	110,878	$ (82,122)
Fund balance at beginning of year	57,364	57,364	57,364	
Fund balance at end of year	$ 250,364	$ 250,364	$ 168,242	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
FT. PIERCE EDA #1 FUND - SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Economic development taxes	$ -	$ 5,000	$ 583	$ (4,417)
Contributions from other governments	-	-	4,371	4,371
Interest income	1,000	3,500	2,712	(788)
Total revenues	1,000	8,500	7,665	(835)
EXPENDITURES:				
Current:				
General government	1,000	1,000	334	666
Community & economic development	423,439	529,370	527,262	2,108
Housing programs	-	-	-	-
Total expenditures	424,439	530,370	527,596	2,774
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(423,439)	(521,870)	(519,931)	1,939
OTHER FINANCING SOURCES (USES):				
Transfers to other funds	-	(23,274)	(25,215)	(1,941)
Total other financing sources (uses):	-	(23,274)	(25,215)	(1,941)
NET CHANGE IN FUND BALANCE *	(423,439)	(545,144)	(545,145)	$ (1)
Fund balance at beginning of year	545,145	545,145	545,145	
Fund balance at end of year	$ 121,706	$ 1	$ -	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
DIXIE CENTER AREA EDA FUND - SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Economic development taxes	$ 725,000	$ 725,000	$ 80,263	$ (644,737)
Contributions from other governments	-	-	602,242	602,242
Interest income	6,000	6,000	7,038	1,038
Total revenues	731,000	731,000	689,543	(41,457)
EXPENDITURES:				
Current:				
Professional & technical fees	2,000	2,000	334	1,666
Community & economic development	212,210	212,210	212,210	-
Debt service:				
Principal	170,375	170,375	-	170,375
Interest	5,150	5,150	5,150	0
Capital outlay:	800,000	800,000	-	800,000
Total expenditures	1,189,735	1,189,735	217,693	972,042
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(458,735)	(458,735)	471,850	930,585
OTHER FINANCING SOURCES (USES):				
Proceeds from interfund loan	-	-		-
Transfers to other funds	(18,000)	(18,000)	(18,000)	-
Transfers from other funds			-	-
Total other financing sources (uses):	(18,000)	(18,000)	(18,000)	-
NET CHANGE IN FUND BALANCE *	(476,735)	(476,735)	453,850	$ 930,585
Fund balance at beginning of year	660,437	660,437	660,437	
Fund balance at end of year	$ 183,702	$ 183,702	$ 1,114,286	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
CENTRAL BUSINESS DISTRICT CDA - SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Economic development taxes	$ 350,000	$ 350,000	$ 45,353	$ (304,647)
Contributions from other governments	-	-	340,303	340,303
Interest income	1,000	1,000	547	(453)
Charges for services	-	-	-	0
Total revenues	351,000	351,000	386,203	35,203
EXPENDITURES:				
Current:				
Community & Economic Developmnt	165,500	165,500	334	165,166
Debt service:				
Principal				
Interest	77,349	77,349	77,349	(0)
Capital Outlay:				
Improvements	-	590,900	581,451	9,449
Total expenditures	242,849	833,749	659,134	174,615
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	108,151	(482,749)	(272,931)	209,818
OTHER FINANCING SOURCES (USES):				
Proceeds from interfund loan	-	-		-
Transfers from other funds	-	530,900	530,000	(900)
Transfers to other funds	(10,500)	(10,500)	(13,500)	(3,000)
Total other financing sources(uses)	(10,500)	520,400	516,500	(3,900)
NET CHANGE IN FUND BALANCE *	97,651	37,651	243,569	$ 205,918
Fund balance at beginning of year	(2,980,068)	(2,980,068)	(2,980,068)	
Fund balance at end of year	$ (2,882,417)	$ (2,942,417)	$ (2,736,500)	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
MILLCREEK CDA - SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Economic development taxes	$ 450,000	$ 450,000	$ 42,534	$ (407,466)
Contributions from other governments	-	-	319,150	319,150
Interest income	3,000	3,000	3,957	957
Total revenues	453,000	453,000	365,641	(87,359)
EXPENDITURES:				
Current:				
Professional & technical fees	2,000	2,000	334	1,666
Community & economic development	115,000	130,000	104,456	25,544
Debt service:				
Principal				
Interest				-
Capital outlay:				-
Total expenditures	117,000	132,000	104,790	27,210
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	336,000	321,000	260,852	(60,148)
OTHER FINANCING SOURCES (USES):				
Payments to other taxing agencies				
Proceeds from interfund loan				-
Transfers to other funds	(16,000)	(16,000)	(13,000)	3,000
Transfers from other funds				-
Total other financing sources (uses):	(16,000)	(16,000)	(13,000)	3,000
NET CHANGE IN FUND BALANCE *	320,000	305,000	247,852	$ (57,148)
Fund balance at beginning of year	632,306	632,306	632,306	
Fund balance at end of year	$ 952,306	$ 937,306	$ 880,157	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
SUNTRAN PUBLIC TRANSIT - SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Transit fares	$ 573,769	$ 573,769	$ 480,833	$ (92,936)
Advertising fees	185,000	185,000	252,920	67,920
Intergovernmental revenues	3,331,576	3,383,114	2,285,022	(1,098,092)
Other revenues	-	-	10,689	10,689
Total revenues	4,090,345	4,141,883	3,029,465	(1,112,418)
EXPENDITURES:				
Current:				
Highways & public improvements	2,312,882	2,364,420	2,454,798	(90,378)
Capital projects:				
Equipment & improvements	1,166,000	1,166,000	-	1,166,000
Total expenditures	3,478,882	3,530,420	2,454,798	1,075,622
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	611,463	611,463	574,667	(36,796)
OTHER FINANCING SOURCES (USES):				
Proceeds from property sales	-	-	-	-
Transfers from other funds	51,000	51,000	51,040	40
Total other financing sources(uses)	51,000	51,000	51,040	40
NET CHANGE IN FUND BALANCE *	662,463	662,463	625,707	$ (36,756)
Fund balance at beginning of year	839,144	839,144	839,144	
Fund balance at end of year	$ 1,501,607	$ 1,501,607	$ 1,464,850	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
TRANSIT TAX - SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Transit sales taxes	$ 3,150,000	$ 3,150,000	$ 3,776,130	$ 626,130
Interest income	15,000	15,000	34,527	19,527
Other revenues				-
Total revenues	3,165,000	3,165,000	3,810,657	645,657
EXPENDITURES:				
Current:				
Highways & public improvements	10,000	10,000	334	9,666
Capital projects:				
Equipment & improvements	-	-	-	-
Total expenditures	10,000	10,000	334	9,666
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	3,155,000	3,155,000	3,810,323	655,323
OTHER FINANCING SOURCES (USES):				
Transfers from other funds	-	-	-	-
Total other financing sources(uses)	-	-	-	-
NET CHANGE IN FUND BALANCE *	3,155,000	3,155,000	3,810,323	$ 655,323
Fund balance at beginning of year	5,277,693	5,277,693	5,277,693	
Fund balance at end of year	$ 8,432,693	$ 8,432,693	$ 9,088,016	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
POLICE DRUG SEIZURES - SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Intergovernmental revenues	$ -	$ -	$ 79,740	$ 79,740
Interest income	-	-	1,872	1,872
Other revenues	20,000	20,000	21,953	1,953
Total revenues	20,000	20,000	103,565	83,565
EXPENDITURES:				
Current:				
Public Safety	10,500	10,500	3,707	6,793
Operating Lease Payments	-	5,000	-	5,000
Capital projects:				
Equipment & improvements	6,500	28,500	11,158	17,342
Total expenditures	17,000	44,000	14,865	29,135
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	3,000	(24,000)	88,701	112,701
OTHER FINANCING SOURCES (USES):				
Proceeds from property sales				-
Transfers from other funds				-
Total other financing sources(uses)	-	-	-	-
NET CHANGE IN FUND BALANCE *	3,000	(24,000)	88,701	$ 112,701
Fund balance at beginning of year	345,261	345,261	345,261	
Fund balance at end of year	$ 348,261	$ 321,261	$ 433,961	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
PERPETUAL CARE - SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Charges for services	$ 150,000	$ 150,000	$ 191,500	$ 41,500
Interest income	-	-	2,155	2,155
Other revenues				-
Total revenues	150,000	150,000	193,655	43,655
EXPENDITURES:				
Current:				
Parks, recreation, etc	1,500	1,500	334	1,166
Capital projects:				
Equipment & improvements	18,500	108,500	42,500	66,000
Total expenditures	20,000	110,000	42,834	67,166
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	130,000	40,000	150,821	110,821
OTHER FINANCING SOURCES (USES):				
Transfers to other funds	(50,000)	(50,000)	(50,000)	(0)
Transfers from other funds				-
Total other financing sources(uses)	(50,000)	(50,000)	(50,000)	(0)
NET CHANGE IN FUND BALANCE *	80,000	(10,000)	100,821	$ 110,821
Fund balance at beginning of year	357,209	357,209	357,209	
Fund balance at end of year	$ 437,209	$ 347,209	$ 458,030	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
SPECIAL ASSESSMENTS - DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Special assessments collected	$ -	$ -	$ -	$ -
Miscellaneous revenues				
Interest income	2,500	2,500	1,363	(1,137)
Total revenues	2,500	2,500	1,363	(1,137)
EXPENDITURES:				
General:				
General government	11,000	11,000	334	10,666
Debt service:				
Principal	-	-	-	-
Interest & other charges	-	-	-	-
Total expenditures	11,000	11,000	334	10,666
Excess (deficiency) of revenues over (under) expenditures	(8,500)	(8,500)	1,029	9,529
OTHER FINANCING SOURCES (USES):				
Transfers to other funds			-	0
Total other financing sources (uses):	-	-	-	-
NET CHANGE IN FUND BALANCE *	(8,500)	(8,500)	1,029	$9,529
Fund balance at beginning of year	201,577	201,577	201,577	
Fund balance at end of year	$ 193,077	$ 193,077	$ 202,606	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
RECREATION G.O. BONDS - DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Current property taxes	$ 1,523,325	$ 1,523,325	$ 1,523,325	$ -
Interest income	1,000	1,000	265	(735)
Total revenues	1,524,325	1,524,325	1,523,590	(735)
EXPENDITURES:				
General:				
Parks, recreation, etc.	5,000	5,000	2,035	2,965
Debt service:				
Principal	1,360,000	1,360,000	1,360,000	
Interest & other charges	163,325	163,325	163,325	-
Total expenditures	1,528,325	1,528,325	1,525,360	2,965
Excess (deficiency) of revenues over (under) expenditures	(4,000)	(4,000)	(1,770)	2,230
OTHER FINANCING SOURCES (USES):				
Proceeds of refunding bonds	-	-	-	-
Transfers to other funds	-	-	-	-
Premiums on refunding bonds	-	-	-	-
Total other financing sources (uses):	-	-	-	-
NET CHANGE IN FUND BALANCE *	(4,000)	(4,000)	(1,770)	$2,230
Fund balance at beginning of year	55,922	55,922	55,922	
Fund balance at end of year	$ 51,922	$ 51,922	$ 54,152	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
REPLACEMENT AIRPORT BONDS - DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Tax rebates on bonds	$ -	$ -	$ -	$ -
Contributions from other governments	700,000	700,000	700,000	-
Interest income	2,000	2,000	1,202	(798)
Total revenues	702,000	702,000	701,202	(798)
EXPENDITURES:				
General:				
Highways and public improvements	5,000	5,000	3,235	1,765
Capital projects:				
Improvements	-	-	-	-
Debt service:				
Principal	425,000	425,000	425,000	-
Interest & other charges	274,550	274,550	274,550	-
Total expenditures	704,550	704,550	702,785	1,765
Excess (deficiency) of revenues over (under) expenditures	(2,550)	(2,550)	(1,583)	967
OTHER FINANCING SOURCES (USES):				
Transfers from other funds	-	-	-	-
Transfers to other funds	-	-	-	-
Proceeds of refunding bonds	-	-	-	-
Premiums on refunding bonds	-	-	-	-
Total other financing sources (uses):	-	-	-	-
NET CHANGE IN FUND BALANCE *	(2,550)	(2,550)	(1,583)	$967
Fund balance at beginning of year	103,580	103,580	103,580	
Fund balance at end of year	$ 101,030	$ 101,030	$ 101,997	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
ECONOMIC DEVELOPMENT PROJECTS - CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Interest income	$ 92,500	$ 92,500	$ 102,403	$ 9,903
Rent	39,690	39,690	184,543	144,853
Contributions from other governments	-	-	-	-
Other	175,525	175,525	5,150	(170,375)
Total revenues	307,715	307,715	292,095	(15,620)
EXPENDITURES:				
Current:				
Community & Economic Developmnt	115,500	115,500	65,455	50,045
Capital projects:				
Land purchases	-	482,551	482,551	-
Improvements	-	-	-	-
Total expenditures	115,500	598,051	548,006	50,045
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	192,215	(290,336)	(255,911)	34,425
OTHER FINANCING SOURCES (USES):				
Transfers from other funds	-	-	-	-
Property Sales	-	-	-	-
Loans to other funds	-	-		-
Transfers to other funds	(300,000)	(633,288)	(651,000)	(17,712)
Total other financing sources(uses)	(300,000)	(633,288)	(651,000)	(17,712)
NET CHANGE IN FUND BALANCE *	(107,785)	(923,624)	(906,910)	$ 16,714
Restatement leases			2,295	
Fund balance at beginning of year	6,886,795	6,886,795	6,886,795	
Fund balance at end of year	$ 6,779,010	$ 5,963,171	$ 5,982,180	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
PARK IMPACT - CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Capital development fees	$ 4,606,000	$ 4,736,000	$ 6,298,853	$ 1,562,853
Intergovernmental	-	-	-	-
Contributions from others	-	-	60,000	60,000
Interest income	50,000	50,000	60,452	10,452
Total revenues	4,656,000	4,786,000	6,419,305	1,633,305
EXPENDITURES:				
Current:				
Parks, recreation, etc	30,000	30,000	667	29,333
Capital projects:				
Improvements	8,706,000	9,245,345	2,155,361	7,089,984
Property purchases	400,000	400,000	-	400,000
Debt service:				
Principal	-	-	-	-
Interest	-	-	-	-
Total expenditures	9,136,000	9,675,345	2,156,029	7,519,316
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(4,480,000)	(4,889,345)	4,263,277	9,152,622
OTHER FINANCING SOURCES (USES):				
Sale of property	-	-	-	-
Transfers from other funds	-	-	-	-
Transfers to other funds	(100,000)	(199,500)	(100,000)	(99,500)
Total other financing sources (uses):	(100,000)	(199,500)	(100,000)	(99,500)
NET CHANGE IN FUND BALANCE *	(4,580,000)	(5,088,845)	4,163,276	$9,053,122
Fund balance at beginning of year	9,154,571	9,154,571	9,154,571	
Fund balance at end of year	$ 4,574,571	$ 4,065,726	$ 13,317,848	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
STREET IMPACT - CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Capital development fees	$ 2,000,000	$ 2,000,000	$ 5,360,376	$ 3,360,376
Interest income	25,000	25,000	43,433	18,433
Other	-	-	-	-
Total revenues	2,025,000	2,025,000	5,403,809	3,378,809
EXPENDITURES:				
Current:				
Highways and public improvements	150,000	100,000	15,474	84,526
Capital projects:				
Improvements	-	-	-	-
Total expenditures	150,000	100,000	15,474	84,526
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	1,875,000	1,925,000	5,388,335	3,463,335
OTHER FINANCING SOURCES (USES):				
Transfers to other funds	(4,370,000)	(5,540,229)	(3,389,147)	2,151,082
Total other financing sources (uses):	(4,370,000)	(5,540,229)	(3,389,147)	2,151,082
NET CHANGE IN FUND BALANCE *	(2,495,000)	(3,615,229)	1,999,188	$ 5,614,417
Fund balance at beginning of year	6,208,468	6,208,468	6,208,468	
Fund balance at end of year	$ 3,713,468	$ 2,593,239	$ 8,207,655	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
DRAINAGE IMPACT - CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Capital development fees	$ 900,000	$ 1,330,550	$ 1,719,783	$ 389,233
Contributions from other governments	-	-	-	-
Interest income	15,000	15,000	22,984	7,984
Total revenues	915,000	1,345,550	1,742,767	397,217
EXPENDITURES:				
Current:				
Highways & public improvements	20,000	20,000	667	19,333
Capital projects:				
Land purchases	-	-		-
Improvements	-	-	-	-
Total expenditures	20,000	20,000	667	19,333
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	895,000	1,325,550	1,742,099	416,549
OTHER FINANCING SOURCES (USES):				
Transfers to other funds	(1,710,000)	(4,840,550)	(4,538,645)	301,905
Transfers from other funds			-	-
Total other financing sources(uses)	(1,710,000)	(4,840,550)	(4,538,645)	301,905
NET CHANGE IN FUND BALANCE *	(815,000)	(3,515,000)	(2,796,546)	$ 718,454
Fund balance at beginning of year	3,643,239	3,643,239	3,643,239	
Fund balance at end of year	$ 2,828,239	$ 128,239	$ 846,693	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
FIRE DEPT IMPACT - CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Capital development fees	$ 650,000	$ 718,870	$ 1,105,580	$ 386,710
Interest income	15,000	15,000	8,955	(6,045)
Total revenues	665,000	733,870	1,114,535	380,665
EXPENDITURES:				
Current:				
Public safety	5,000	33,870	667	33,203
Capital Projects:				
Building Construction	3,855,800	3,895,800	3,609,422	286,378
Total expenditures	3,860,800	3,929,670	3,610,090	319,580
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(3,195,800)	(3,195,800)	(2,495,555)	700,245
OTHER FINANCING SOURCES (USES):				
Transfers from other funds	300,000	300,000	-	(300,000)
Total other financing sources (uses):	300,000	300,000	-	(300,000)
NET CHANGE IN FUND BALANCE *	(2,895,800)	(2,895,800)	(2,495,555)	$ 400,245
Fund balance at beginning of year	3,560,584	3,560,584	3,560,584	
Fund balance at end of year	$ 664,784	$ 664,784	$ 1,065,029	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
POLICE DEPT IMPACT - CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Capital development fees	$ 180,000	$ 190,000	$ 429,047	$ 239,047
Interest income	5,000	5,000	6,383	1,383
Total revenues	185,000	195,000	435,430	240,430
EXPENDITURES:				
Current:				
Public safety	1,000	1,000	667	333
Lease payments	-	-	-	-
Capital Projects:				
Building Construction	185,000	195,000	189,468	5,532
Total expenditures	186,000	196,000	190,135	5,865
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(1,000)	(1,000)	245,294	246,294
OTHER FINANCING SOURCES (USES):				
Transfers from other funds	-	-		-
Appropriated fund balance	-	-		-
Total other financing sources (uses):	-	-	-	-
NET CHANGE IN FUND BALANCE *	(1,000)	(1,000)	245,294	$ 246,294
Fund balance (deficit) at beginning of year	1,053,307	1,053,307	1,053,307	
Fund balance at end of year	$ 1,052,307	$ 1,052,307	$ 1,298,602	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
STREET BOND - CAPITAL PROJECT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Interest earnings	$ 8,000	$ 8,000	$ 6,547	$ (1,453)
Property sales	-	-	-	-
Sundry revenues			-	-
Total revenues	8,000	8,000	6,547	(1,453)
EXPENDITURES:				
Current:				
Highways & public improvements	1,000	1,000	667	333
Debt Service:				
Principal payments	-	-	-	-
Interest payments	-	-	-	-
Capital Outlay:				
Improvements	-	-		-
Total expenditures	1,000	1,000	667	333
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	7,000	7,000	5,879	(1,121)
OTHER FINANCING SOURCES (USES):				
Operating transfers in	-	-	-	-
Transfers to other funds	-	-	-	-
Total other financing sources (uses)	-	-	-	-
NET CHANGE IN FUND BALANCE *	7,000	7,000	5,879	$ (1,121)
Fund balance (deficit) at beginning of year	1,325,364	1,325,364	1,325,364	
Fund balance (deficit) at end of year	$1,332,364	$1,332,364	$1,331,244	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
REPLACEMENT AIRPORT - CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE
	ORIGINAL	FINAL	ACTUAL	(NEGATIVE)
REVENUES:				
Interest Income	$ 5,000	$ 5,000	$ 5,536	$ 536
Intergoverntmental	-	-	-	-
Rents & royalties	-	-	22,569	22,569
Miscellaneous revenues				-
Total revenues	5,000	5,000	28,104	23,104
EXPENDITURES:				
Current:				
Highways and public improvements	5,000	5,000	667	4,333
Capital projects:				
Improvements	-	-	-	-
Debt service:				
Notes payable payments				-
Interest payments				-
Total expenditures	5,000	5,000	667	4,333
Excess (Deficiency) of expenditures over revenues	-	-	27,437	27,437
OTHER FINANCING SOURCES:				
Transfers from other funds	-	-	-	-
Transfers to other funds	(54,000)	(54,000)	(54,000)	-
Contributions from other sources				-
Sale of Property	-	-	-	-
Total other financing sources (uses):	(54,000)	(54,000)	(54,000)	-
NET CHANGE IN FUND BALANCE *	(54,000)	(54,000)	(26,563)	27,437
Fund balance restatement leases			79	
Fund balance at beginning of year	807,454	807,454	807,454	
Fund balance at end of year	$ 753,454	$ 753,454	$ 780,970	

*** The net change in fund balances was included in the budget as an appropriation (i.e. spenddown) of fund balance.**

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
NonMajor Proprietary Funds
Combining Statement of Net Position
June 30, 2022

	Business-type Activities Enterprise Funds				
	Refuse Collection	Municipal Building Authority	Drainage Utility	Wastewater Collection	Total Non-Major
Assets					
Current assets:					
Cash and investments	$ 281,729	$ 22,557	$ 2,412,338	$ 5,490,902	$ 8,207,526
Accounts receivable - net of uncollectible reserve	436,933		431,275	552,575	1,420,782
Notes receivable				998	998
Prepaid expenses		-			-
Total current assets	718,662	22,557	2,843,613	6,044,475	9,629,307
Noncurrent assets:					
Capital assets not being depreciated		5,242,300		12,030	5,254,330
Capital assets, net of accumulated depreciation		2,132,540		8,387,091	10,519,630
Net pension assets				442,405	442,405
Total noncurrent assets	-	7,374,840	-	8,841,526	16,216,365
Total assets	718,662	7,397,397	2,843,613	14,886,000	25,845,672
Deferred Outflows of resources					
Deferred Outflows related to pensions				200,538	200,538
Total deferred outflows of resources	-	-	-	200,538	200,538
Liabilities					
Current liabilities:					
Accrued liabilities	$ 589,794	$ -	$ 72,985	$ 89,112	$ 751,891
Compensated absences - short term				10,000	10,000
Bonds payable - short term					-
Due to other funds	-		-		-
Customer guarantee deposits	70,829		69,912	85,356	226,096
Total current liabilities	660,623	-	142,896	184,468	987,987
Long-term liabilities:					
Compensated absences - long term				108,047	108,047
Net pension liability				-	-
Bonds payable - long term		-			-
Total long-term liabilities	-	-	-	108,047	108,047
Total liabilities	660,623	-	142,896	292,515	1,096,035
Deferred Inflows of resources					
Deferred Inflows related to pensions				643,971	643,971
Total deferred inflows of resources	-	-	-	643,971	643,971
Net Position					
Net investment in capital assets		7,374,840	-	8,399,121	15,773,960
Restricted for impact fee projects				558,685	558,685
Unrestricted	58,039	22,557	2,700,716	5,192,246	7,973,559
Total Net Position	$ 58,039	$ 7,397,397	$ 2,700,716	$ 14,150,052	$ 24,306,204

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
NonMajor Proprietary Funds
Combining Statement of Revenues, Expenses, and Changes in Fund Net Position
For the Fiscal Year Ended June 30, 2022

	Business-type Activities Enterprise Funds				
	Refuse Collection	Municipal Building Authority	Drainage Utility	Wastewater Collection	Total Non-Major
OPERATING REVENUES:					
Charges for services	$ 7,163,390		$ 3,680,285	$ 4,902,092	15,745,767
Other operating revenues				369,739	369,739
Total operating revenues	7,163,390	-	3,680,285	5,271,831	16,115,505
OPERATING EXPENSES:					
Salary and wages				983,706	983,706
Supplies				21,056	21,056
Service vehicle expense				123,837	123,837
Equipment rental				-	-
Depreciation		83,492		506,464	589,957
Payroll tax & employee benefits				232,937	232,937
Office & dept. supplies	49,785		28,030	62,877	140,693
Professional services	667	702	67,157	9,512	78,039
R. & M. - equipment				110,444	110,444
R. & M. - buildings and grounds			-	11,647	11,647
Insurance & surety bonds				11,913	11,913
Travel				14,855	14,855
Subscriptions & memberships				750	750
Contract labor	6,700,103			-	6,700,103
Billing & administration	400,000		80,000	600,000	1,080,000
Total operating expenses	7,150,556	84,195	175,187	2,689,998	10,099,936
Operating income (loss)	12,834	(84,195)	3,505,098	2,581,833	6,015,569
NON-OPERATING REVENUES (EXPENSES)					
Interest income	2,823	112	27,604	27,088	57,628
Rent		-			-
Contributions from other governments		-		1,868	1,868
Contributions to other governments		-			-
Gain on sale of assets				62,178	62,178
Interfund Utility Services					-
Interest charges		-			-
Total non-operating revenue (expense)	2,823	112	27,604	91,133	121,673
Income (loss) before transfers	15,657	(84,082)	3,532,702	2,672,965	6,137,242
Transfers (to) from other funds	0	-	(4,309,893)	(21,477)	(4,331,370)
Changes in Net Position	15,658	(84,082)	(777,191)	2,651,488	1,805,873
Total Net Position - beginning of year	42,381	7,481,479	3,477,907	11,498,564	22,500,332
Total Net Position - end of year	$ 58,039	$ 7,397,397	$ 2,700,716	$ 14,150,052	$ 24,306,204

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
NonMajor Proprietary Funds
Combining Statement of Cash Flows
For the Fiscal Year Ended June 30, 2022

	Business-type Activities Enterprise Funds				
	Refuse Collection	Municipal Building Authority	Drainage Utility	Wastewater Collection	Total Non-Major
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers and users	$ 7,122,741	$ -	$ 3,664,858	$ 5,275,882	$ 16,063,481
Payments to suppliers	(7,091,897)	(702)	(173,650)	(963,003)	(8,229,252)
Payments to employees	-			(1,432,327)	(1,432,327)
Net cash provided by operating activities	30,845	(702)	3,491,208	2,880,552	6,401,902
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES					
Rents received		-			-
Miscellaneous non-operating income				1,868	1,868
Interfund receivable/payable activity	-				-
Interfund utility services					-
Economic development transfer	0	-	(4,309,893)	(21,477)	(4,331,370)
Net cash provided (used) by noncapital and related financing activities	0	-	(4,309,893)	(19,609)	(4,329,502)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Purchases of capital assets				(1,618,072)	(1,618,072)
Principal paid on capital debt					-
Interest on capital debt net of disc/premiums		-			-
Proceeds from sale of capital assets				9,281	9,281
Net cash provided (used) by capital and related financing activities	-	-	-	(1,608,792)	(1,608,792)
CASH FLOWS FROM INVESTING ACTIVITIES					
Interest received	2,823	112	27,604	27,088	57,628
Net increase (decrease)in cash and cash equivalents	33,668	(590)	(791,080)	1,279,238	521,236
Cash and equivalents at beginning of year	248,061	23,147	3,203,418	4,211,663	7,686,290
Cash and equivalents at end of year	$ 281,729	$ 22,557	$ 2,412,338	$ 5,490,902	$ 8,207,526
Reconciliation of operating income to net cash provided (used) by operating activities:					
Operating income (loss)	$ 12,834	$ (84,195)	$ 3,505,098	$ 2,581,833	$ 6,015,569
Adjustments to reconcile net income from operations to net cash provided by operating activities:					
Depreciation	-	83,492	-	506,464	589,957
Changes in assets & liabilities:					
Decrease (increase) in receivables	(48,557)		(18,458)	(1,751)	(68,766)
Decrease (increase) in note receivable					-
Decrease (increase) in prepaids					-
Decrease (increase) in new pension asset				(404,782)	(404,782)
Decrease (increase) in pension related deferred outflows of resources				(42,264)	(42,264)
Increase (decrease) in deposits	7,908		3,032	5,802	16,742
Increase (decrease) in accruals	58,659	-	1,537	11,356	71,553
Increase (decrease) in compensated absences				(7,468)	(7,468)
Increase (decrease) in net pension liability				(95,830)	(95,830)
Increase (decrease) in pension related deferred inflows of resources				327,192	327,192
Total adjustments	18,011	83,492	(13,889)	298,719	386,333
Net cash provided by operating activities:	$ 30,845	$ (702)	$ 3,491,208	$ 2,880,552	$ 6,401,902

The notes to the financial statements are an integral part of this statement.

CITY OF ST. GEORGE, UT
CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS
SCHEDULE BY SOURCE

June 30, 2022

GOVERNMENTAL FUNDS CAPITAL ASSETS:

Land	**$ 100,443,555**
Works of Art	**297,416**
Construction in progress	**41,326,254**
Buildings	**48,714,121**
Improvements	**117,273,690**
Infrastructure assets	**318,456,856**
Equipment	**58,477,338**
Right to use leased equipment	**1,717,617**
Total Governmental Funds Capital Assets	**$ 686,706,846**

INVESTMENTS IN GOVERNMENTAL FUNDS CAPITAL ASSETS BY SOURCE:

Capital Projects by Funds:	
General Fund	**$ 138,666,587**
Golf Courses	**22,747,719**
RAP Tax Fund	**13,444,633**
CDBG Grant Fund	**1,602,476**
Dinosaur Museum Funds	**88,977**
Economic Development Fund	**6,668,727**
Downtown Redevelopment revenues	**11,707,681**
WCIA - (Dixie Center interlocal agency)	**10,207,697**
Recreation General Obligation bonds	**17,976,622**
Capital Equipment Fund	**62,315,190**
Public Works Capital Projects Fund	**139,654,763**
Replacement Airport Capital Projects Fund	**173,197,936**
Industrial Park Fund	**2,401,462**
Sewer Impact Fund	**245,866**
Park Impact Fund	**36,027,835**
Fire Impact Fund	**7,151,295**
Police Impact Fund	**189,468**
Drainage Impact Fund	**1,181,915**
Special Assessment Fund	**23,602,452**
Street Impact Fund	**1,696,659**
Dixie Center EDA Fund	**2,254,563**
Community Resource Center Fund	**34,880**
Central Business District	**985,564**
Transportation Improvement Fund	**5,053,634**
SunTran Public Transit Fund	**6,493,338**
Art Permanent Collection Fund	**259,145**
Police Seizures Fund	**149,176**
Perpetual Care Fund	**495,216**
Airport PFC Fund	**22,049**
Housing Improvement Fund	**183,318**
Total Governmental Funds Capital Assets	**$ 686,706,846**

CITY OF ST. GEORGE, UT
SCHEDULE OF CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS
BY FUNCTION & ACTIVITY

June 30, 2022

FUNCTION AND ACTIVITY	TOTAL	LAND & ART	BUILDINGS*	IMPROVEMENTS*	INFRASTRUCTURE*	EQUIPMENT*
GENERAL GOVERNMENT:						
Gen. government bldgs.	$ 32,314,950	$ 17,485,475	$ 12,394,775	$ 2,434,700	$ -	$ -
WCIA (Dixie Center)	10,255,803	1,774,067	8,481,736	-	-	-
Downtown Redevelopment	17,185,751	3,670,085	3,813,914	9,701,752	-	-
Community development (Industrial Park)	1,626,676	162,489	-	1,464,187	-	-
Community development (Golf Courses)	22,960,817	8,418,676	3,380,359	3,279,037	-	7,882,745
Administration	4,266,287	-	-	-	-	4,266,287
Total general government	88,610,284	31,510,792	28,070,784	16,879,675	-	12,149,033
PUBLIC SAFETY:						
Police protection	15,799,501	-	272,057	2,415,033	-	13,112,411
Fire protection	20,376,673	1,893,698	7,817,875	308,869	-	10,356,232
Total public safety	36,176,174	1,893,698	8,089,931	2,723,902	-	23,468,643
PUBLIC WORKS:	440,258,867	56,001,465	7,662,797	13,694,686	346,639,576	16,260,343
PARKS, RECREATION, & PUBLIC PROPERTY:	121,661,521	11,300,340	8,778,666	92,704,883	324,430	8,553,202
Total governmental fund capital assets allocated to function	$ 686,706,846	$ 100,706,295	$ 52,602,178	$ 126,003,146	$ 346,964,006	$ 60,431,220

* Includes construction-in-progress

CITY OF ST. GEORGE, UT
CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS
SCHEDULE OF CHANGES BY FUNCTION AND ACTIVITY

FOR THE FISCAL YEAR ENDED JUNE 30, 2021

FUNCTION AND ACTIVITY	GOVERNMENTAL FUNDS CAPITAL ASSETS JUNE 30, 2021	ADDITIONS	DELETIONS	GOVERNMENTAL FUNDS CAPITAL ASSETS JUNE 30, 2022
GENERAL GOVERNMENT:				
Gen. government bldgs.	$ 31,643,766	$ 671,184		$ 32,314,950
WCIA - Dixie Center	10,255,803			10,255,803
Downtown Redevelopment	16,604,300	581,451		17,185,751
Industrial Park	1,626,676			1,626,676
Golf Courses	22,165,955	2,041,805	1,246,943	22,960,817
Administration	4,041,338	249,117	24,167	4,266,287
	86,337,838	3,543,556	1,271,110	88,610,284
PUBLIC SAFETY:				
Police protection	14,653,041	1,428,087	281,627	15,799,501
Fire protection	14,040,699	6,335,974		20,376,673
	28,693,740	7,764,061	281,627	36,176,174
PUBLIC WORKS:	420,233,727	20,069,569	44,429	440,258,867
PARKS, RECREATION, & PUBLIC PROPERTY:	115,948,196	5,855,510	142,185	121,661,521
TOTAL GOVERNMENTAL FUND CAPITAL ASSETS	$651,213,501	$37,232,697	$1,739,352	$686,706,846

STATISTICAL SECTION

STATISTICAL SECTION

This part of the Government's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

Contents	**Pages**
Financial Trends *These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.*	154-160
Revenue Capacity *These schedules contain information to help the reader assess the government's most significant local revenue sources, sales tax and property tax.*	161-167
Debt Capacity *These schedules present information to help the reader assess the affordability of the government's current level of outstanding debt and the government's ability to issue additional debt in the future.*	168-172
Demographic and Economic Information *These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.*	173-174
Operating Information *These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.*	175-177

CITY OF ST. GEORGE, UT
ELECTRIC FUND
STATISTICAL ANALYSIS
June 30, 2022

	Year Ended June 30, 2022	Year Ended June 30, 2021
Production Cost Analysis:		
Kilowatt hours generated	136,476,595	130,429,742
Kilowatt hours purchased	656,071,947	702,076,500
Total Kilowatt Hours	792,548,542	832,506,242
Total Operating Costs *	$ 73,686,330	$ 68,748,656
Cost per Kilowatt Hour	$ 0.09297	$ 0.08258

* Includes interest charges

Summary of Kilowatt Hours and Costs for previous period

YEAR	KILOWATT HOURS	COST PER KILOWATT HOUR
2011	767,286,024	$ 0.06952
2012	833,069,170	$ 0.06864
2013	858,664,250	$ 0.06892
2014	858,404,040	$ 0.07183
2015	864,631,300	$ 0.07216
2016	853,857,700	$ 0.07215
2017	798,508,970	$ 0.07724
2018	775,472,690	$ 0.07919
2019	784,934,774	$ 0.08312
2020	768,242,310	$ 0.08504
2021	832,506,242	$ 0.08258
2022	792,548,542	$ 0.09297

	2022	2021
Average Revenue Analysis:		
Kilowatt Hours billed	739,478,527	762,469,986
KWH Line Loss, System Use, Street Lights	53,070,015	70,036,256
Total Kilowatt Hours	792,548,542	832,506,242
Total Revenue Billed	$ 68,123,119	$ 66,384,900
Number of Customers	32,263	31,963
Average monthly billing	$ 175.96	$ 173.08
	1,910 KWh	1,988 KWh

CITY OF ST. GEORGE, UT
WATER FUND
STATISTICAL ANALYSIS
June 30, 2022

	Year Ended June 30,				
	2022	2021	2020	2019	2018
Production Cost Analysis:					
Number of gallons billed	12,806,384,914	12,729,556,894	11,836,235,253	10,926,005,384	11,853,959,722
Expense of operations *	$ 23,184,851	$ 23,297,312	$ 19,924,388	$ 18,961,730	$ 17,574,256
Cost per billed gallon	$ 0.001810	$ 0.001830	$ 0.001683	$ 0.001735	$ 0.001483

* Includes interest charges

	2022	2021	2020	2019	2018
Average Revenue Analysis:					
Number of metered customers	32,666	30,968	29,369	28,149	27,128
Water usage billed	$ 29,668,058	$ 29,741,397	$ 26,327,537	$ 23,905,497	$ 23,243,189
Average monthly billing metered customer	$ 75.69	$ 80.03	$ 74.70	$ 70.77	$ 71.40
	105%	105%	104%	104%	104%

CITY OF ST. GEORGE, UT
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(accrual basis of accounting)
(amounts expressed in thousands)

	FISCAL YEAR									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Governmental activities:										
Net Investment in capital assets	$ 275,793	$ 287,652	$ 314,849	$ 325,031	$ 341,493	$ 351,331	$ 376,805	$ 404,760	$ 424,302	$ 450,061
Restricted	894	16,567	17,279	26,054	27,308	33,254	32,220	44,642	61,586	87,145
Unrestricted	31,162	24,703	15,375	15,978	16,367	27,401	34,763	36,537	61,655	76,925
Total governmental activities net position	$ 307,849	$ 328,922	$ 347,503	$ 367,063	$ 385,168	$ 411,986	$ 443,788	$ 485,939	$ 547,543	$ 614,131
Business-type activies:										
Net Investment in capital assets	$ 191,725	$ 190,317	$ 180,043	$ 180,843	$ 183,197	$ 189,848	$ 214,796	$ 239,634	$ 244,327	$ 249,114
Restricted	6,150	6,627	2,754	2,762	4,100	1,647	1,803	1,402	1,569	954
Unrestricted	32,975	40,357	52,341	57,375	67,264	77,185	67,326	57,930	71,396	82,420
Total business-type activities net position	$ 230,850	$ 237,301	$ 235,138	$ 240,980	$ 254,561	$ 268,680	$ 283,925	$ 298,966	$ 317,292	$ 332,488
Primary government:										
Net Investment in capital assets	$ 467,518	$ 477,969	$ 494,892	$ 505,874	$ 524,690	$ 541,179	$ 591,601	$ 644,394	$ 668,629	$ 699,175
Restricted	7,044	23,194	20,033	28,816	31,408	34,901	34,023	46,044	63,155	88,099
Unrestricted	64,137	65,060	67,716	73,353	83,631	104,586	102,089	94,467	133,051	159,345
Total primary government net position	$ 538,699	$ 566,223	$ 582,641	$ 608,043	$ 639,729	$ 680,666	$ 727,713	$ 784,905	$ 864,835	$ 946,619

** 2014 Restricted net position reclassified per GASB requirements
** 2015 Golf Fund was moved from Business-type activities to Governmental activities as a result of merging into the General Fund & net position was restated per GASB 68
** 2020 restated Business-type Net Investment in capital assets and unrestricted net position

CITY OF ST. GEORGE, UT
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(accrual basis of accounting)
(amounts expressed in thousands)

	FISCAL YEAR									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
EXPENSES:										
Governmental activies:										
General government	$ 6,959	$ 7,478	$ 9,458	$ 10,029	$ 13,769	$ 13,907	$ 12,003	$ 13,149	$ 17,653	$ 14,415
Public safety	16,761	17,841	17,762	18,987	21,915	21,603	24,619	24,874	23,189	26,149
Highways & public improvements	14,277	14,360	13,052	13,173	13,781	13,600	16,839	18,674	19,154	20,198
Parks, recreation, & public property	14,306	13,620	13,237	14,221	15,659	16,442	17,354	16,909	16,036	17,295
Community, economic development & golf *	2,429	2,423	8,214	8,686	8,621	9,294	9,906	12,047	8,435	11,587
Interest on long-term debt	2,656	2,348	1,931	1,728	1,574	1,271	635	527	494	468
Total governmental activies expenses:	57,388	58,070	63,654	66,824	75,319	76,117	81,356	86,180	84,961	90,112
Business-type activities:										
Energy services	62,095	64,044	62,342	61,549	61,619	61,346	65,177	65,278	68,749	73,855
Water services	14,513	14,394	14,060	14,868	16,425	17,574	18,962	19,924	23,297	23,185
Regional wastewater treatment	4,894	5,140	5,061	5,455	6,315	5,888	6,045	6,641	7,478	8,825
Wastewater collection **	5,273	5,467	5,566	5,540	5,818	6,077	8,441	8,620	2,678	2,690
Golf courses *	4,448	4,394	-	-	-	-	-	-	-	-
Municipal building authority	137	130	125	121	114	100	1,153	97	92	84
Solid waste	3,612	3,797	4,006	4,442	5,034	5,250	5,481	5,766	6,296	7,151
Drainage utility	122	95	122	99	93	110	154	190	152	175
Total business-type activities expenses:	95,094	97,461	91,282	92,074	95,418	96,345	105,413	106,516	108,742	115,965
Total primary government expenses	$ 152,482	$ 155,531	$ 154,936	$ 158,898	$ 170,737	$ 172,462	$ 186,769	$ 192,696	$ 193,703	$ 206,077
PROGRAM REVENUES:										
Governmental activities:										
Charges for services:										
General government	$ 4,384	$ 4,792	$ 4,941	$ 4,887	$ 5,405	$ 6,031	$ 6,322	$ 5,909	$ 5,660	$ 6,222
Public safety	3,140	3,261	3,420	3,462	3,735	3,858	4,041	4,071	4,408	4,785
Highways & public improvements	1,070	1,116	1,460	1,663	1,808	1,999	2,104	1,673	2,684	3,785
Parks, recreation, & public property	3,172	3,418	3,664	3,787	4,396	4,375	4,562	3,813	5,398	6,917
Community, economic development & golf *	1,826	1,940	5,822	6,329	8,265	8,690	7,615	8,909	9,855	11,008
Operating grants & contributions	8,766	9,705	9,921	11,094	14,897	16,535	24,254	18,094	27,370	29,062
Capital grants & contributions	17,318	13,711	12,386	3,386	2,235	3,036	2,123	17,563	5,025	5,955
Total governmental activities program revenues	39,676	37,943	41,614	34,608	40,741	44,524	51,021	60,032	60,400	67,734
Business-type activities:										
Charges for services:										
Energy services	58,818	62,779	62,547	61,974	65,262	64,274	65,120	65,323	70,392	72,329
Water services	17,454	18,382	18,342	19,599	22,590	24,493	24,827	27,317	32,652	33,013
Regional wastewater treatment	5,697	5,823	5,796	6,092	6,649	7,275	9,784	10,331	13,862	14,461

Wastewater collection **	6,060	6,267	5,908	5,870	6,104	6,455	9,479	9,851	4,703	5,272
Golf courses *	3,568	3,550	-	-	-	-	-	-	-	-
Municipal building authority	-	-	-	-	-	-	-	-	-	-
Solid waste	3,622	3,805	4,011	4,460	5,069	5,331	5,559	5,852	5,981	7,163
Drainage utility	1,006	1,018	1,040	1,059	1,067	1,162	3,361	3,494	3,597	3,680
Operating grants & contributions	348	57	18	65	54	611	533	225	44	46
Capital grants & contributions	-	-	-	-	-	-				
Total business-type activities program revenues	96,573	101,681	97,662	99,119	106,795	109,601	118,663	122,393	131,231	135,964
Total primary government program revenues	$ 136,249	$ 139,624	$ 139,276	$ 133,727	$ 147,536	$ 154,125	$ 169,684	$ 182,425	$ 191,631	$ 203,698
Net (expense) / revenue										
Governmental activities	$ (17,712)	$ (20,127)	$ (22,040)	$ (32,216)	$ (34,578)	$ (31,593)	$ (30,335)	$ (26,148)	$ (24,561)	$ (22,378)
Business-type activities	1,479	4,220	6,380	7,045	11,377	13,256	13,250	15,877	22,489	19,999
Total net (expense) / revenue	$ (16,233)	$ (15,907)	$ (15,660)	$ (25,171)	$ (23,201)	$ (18,337)	$ (17,085)	$ (10,271)	$ (2,072)	$ (2,379)
GENERAL REVENUES										
Governmental activities:										
Taxes										
Property taxes for general purposes	$ 11,064	$ 12,076	$ 12,093	$ 12,087	$ 13,106	$ 13,244	$ 13,666	$ 14,029	$ 15,161	$ 15,181
Property taxes for debt service	1,939	1,493	1,525	1,517	1,535	1,585	1,625	1,674	1,725	1,523
Franchise taxes	6,624	6,609	6,684	6,917	7,080	7,272	7,365	7,419	7,705	8,118
General, highway & RAP sales taxes	18,913	20,172	21,614	24,507	26,959	29,446	31,136	37,508	48,130	56,088
Business licenses	749	761	752	781	776	723	793	783	863	880
Investment income	163	205	179	327	562	1,146	2,081	1,755	593	882
Lease payments	(105)	(101)	(27)	(98)	(105)	(102)	-	-	-	-
Gain on sale of assets	1,329	897	2,410	3,254	1,570	3,617	3,956	3,250	6,438	120
Rents and concessions	262	219	211	245	298	161	117	302	232	306
Miscellaneous	446	201	264	289	309	405	329	477	216	247
Transfers	1,375	(2)	334	1,950	594	914	1,068	1,913	5,101	5,533
Total general revenues and transfers	42,759	42,530	46,039	51,776	52,684	58,411	62,136	69,110	86,164	88,878
Business-type activities:										
Investment income	163	269	242	419	727	1,342	2,103	1,406	515	475
Lease payments	1,356	1,360	-	-	-	-	-	-	-	-
Miscellaneous	348	601	270	328	1,027	434	961	326	423	255
Transfers	(1,375)	2	(334)	(1,950)	(594)	(914)	(1,068)	(1,913)	(5,101)	(5,533)
Total business-type activities	492	2,232	178	(1,203)	1,160	862	1,996	(181)	(4,163)	(4,803)
Total primary government	$ 43,251	$ 44,762	$ 46,217	$ 50,573	$ 53,844	$ 59,273	$ 64,132	$ 68,929	$ 82,001	$ 84,075
CHANGE IN NET POSITION										
Governmental activities	$ 25,047	$ 22,403	$ 23,999	$ 19,560	$ 18,106	$ 26,818	$ 31,801	$ 42,962	$ 61,603	$ 66,500
Business-type activities	1,971	6,452	6,558	5,842	12,537	14,118	15,246	15,696	18,326	15,196
Total Change in Net Position	$ 27,018	$ 28,855	$ 30,557	$ 25,402	$ 30,643	$ 40,936	$ 47,047	$ 58,658	$ 79,929	$ 81,696

* 2015 Golf Fund was moved from Business-type activities to Governmental activities as a result of merging into the General Fund

** Change in accounting in Fiscal Year 2021. Revenue allocated to wastewater treatment fund is now a reduction in wastewater collection revenue, instead of an expense as reported in prior yea

CITY OF ST. GEORGE, UT
FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)
(amounts expressed in thousands)

	FISCAL YEAR									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
General fund										
Nonspendable	$ 152	$ 142	$ 186	$ 206	$ 251	$ 914	$ 317	$ 209	$ 1,011	$ 997
Reserved for police *	265	229	151	133	375	392	318	40	64	89
Reserved for notes receivable	570	663	953	386						
Reserved for perpetual care *	122	127	64	105	110	140	194			
Restricted for airport					420	475	650	829	2,407	5,013
Unassigned	5,719	5,687	4,638	6,301	9,204	13,463	15,514	17,599	20,515	23,402
Total general fund	$ 6,828	$ 6,848	$ 5,992	$ 7,131	$ 10,360	$ 15,384	$ 16,993	$ 18,677	$ 23,997	$ 29,501
All other governmental funds										
Restricted for:										
Special revenue funds	8,948									
Public safety programs *								350	345	1,751
Transportation programs		3,983	4,262	5,286	7,335	11,175	13,052	20,884	34,084	49,242
Housing & comm. devlpmnt		910	1,060	1,151	912	607	106	192	270	294
Parks const. & devlpmnt		3,641	3,357	9,091	7,819	7,241	6,584	8,592	11,192	16,724
Community & econ. devlpmnt		656	722	1,371	1,906	1,906	1,904	1,734	2,068	2,443
Debt service funds	894	868	1,603	663	670	1,453	772	364	361	359
Capital projects funds	16,016	2,439	2,077	714	3,311	5,011	6,837	34,605	11,207	58,022
Assigned to:										
Community & econ. devlpmnt		6,178	6,034	8,253	7,761	9,873	8,711	11,550	10,699	11,138
Parks const. & devlpmnt		101	90	105	110	131	121	106	96	91
Capital projects funds		19,212	15,314	16,411	15,209	19,042	24,304	-	-	-
Unassigned: (deficit)		(2,885)	2,134	1,047	(655)	(597)	(216)	(2,902)	38,730	(2,736)
Total all other governmental funds	$ 25,858	$ 35,103	$ 36,653	$ 44,092	$ 44,378	$ 55,842	$ 62,175	$ 75,475	$ 109,052	$ 137,328

* Police seizure and perpetual care funds were reported as part of the General Fund until Fiscal Year 2020, when they were reported as special revenue funds.

CITY OF ST. GEORGE, UT
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)
(amounts expressed in thousands)

	FISCAL YEAR									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
REVENUES:										
Taxes & special assessments	$ 39,541	$ 38,743	$ 40,444	$ 43,826	$ 47,275	$ 50,545	$ 52,601	$ 59,454	$ 71,697	$ 80,383
Licenses & permits	2,200	2,244	2,193	2,392	4,018	3,927	2,941	4,011	3,713	4,113
Intergovernmental	20,214	17,262	16,184	5,951	6,388	9,208	16,396	23,498	17,253	15,391
Charges for services *	9,815	10,810	15,446	16,151	17,698	19,340	19,933	18,720	22,330	25,781
Fines & forfeitures	954	961	1,055	981	977	1,035	1,096	980	949	996
Investment income	161	203	175	322	556	1,135	2,061	1,742	590	878
Rents & concessions	262	219	211	245	298	161	117	302	232	306
Miscellaneous	475	559	90	60	193	199	197	306	172	166
Contributions from other sources	109	1,009	1,505	2,993	2,041	1,177	614	640	1,214	1,433
Capital development fees	3,381	3,698	3,545	3,662	7,075	7,180	6,073	7,559	9,946	14,914
Total revenues	77,112	75,708	80,848	76,583	86,519	93,907	102,029	117,212	128,096	144,361
EXPENDITURES:										
General government	5,496	5,539	8,259	9,326	10,724	9,761	10,911	11,010	16,200	13,620
Public safety	16,818	17,344	18,040	21,122	22,656	22,026	23,570	24,454	23,981	31,155
Highways & public improvements	11,681	11,780	9,871	9,832	10,696	11,188	14,385	17,169	16,220	17,657
Parks, recreation, & public property	11,704	12,842	12,345	12,794	13,853	15,077	15,475	14,462	13,123	16,293
Community & economic development *	2,394	2,262	8,474	8,354	8,122	9,831	9,619	11,433	9,261	13,650
Less capital outlay included as program exp.	(2,167)	(2,401)	(2,011)	(4,844)	(6,347)	(5,712)	(6,505)	(6,042)	(4,165)	(8,666)
Capital outlay	14,512	22,304	16,258	21,543	24,435	18,582	33,343	36,085	28,852	37,233
Debt service										
Capital leases	104	101	102	98	105	102	-	-	-	-
Principal	9,822	9,265	17,357	5,800	5,885	14,539	2,842	2,976	3,113	2,990
Interest & other admin charges	2,897	2,552	1,935	1,594	1,487	1,278	831	732	701	606
Total expenditures	73,261	81,588	90,630	85,619	91,616	96,672	104,471	112,279	107,286	124,538
Excess of revenues over (under) expend.	3,851	(5,880)	(9,782)	(9,036)	(5,097)	(2,765)	(2,442)	4,933	20,810	19,823
OTHER FINANCING SOURCES (USES):										
Transfers in	18,659	15,460	10,831	33,071	20,295	18,461	24,746	22,235	43,569	41,744
Transfers out	(16,736)	(14,403)	(9,243)	(30,028)	(18,623)	(16,453)	(22,178)	(18,858)	(38,468)	(35,611)
Payments to other taxing agencies		(160)		(358)	(600)	(892)	(898)	(830)		
Interfund utility services		(459)	(554)	(443)	(411)	(443)	(833)	(864)		
Contributions from private sources	1,028									
Contributions from other governments	1,145	3,423	3,523	4,009	4,355	4,154	5,590	5,928	6,548	6,002
Proceeds from sale of capital assets	1,329	897	2,409	3,266	1,571	3,617	3,956	3,250	6,438	120
Proceeds from interfund loans					2,025					
Premiums on bonds sold		1,037	408			9,594				
Issuance of notes/bonds/ or leases		9,350	7,830	8,098		1,215				1,626
Total other financing sources (uses)	5,425	15,145	15,204	17,615	8,612	19,253	10,383	10,861	18,087	13,881
Net change in fund balance	$ 9,276	$ 9,265	$ 5,422	$ 8,579	$ 3,515	$ 16,488	$ 7,941	$ 15,794	$ 38,897	$ 33,704
Debt service as a percentage of non-capital expenditures	21.83% (1)	20.10%	26.08% (2)	11.69%	11.13%	20.39% (3)	5.16%	4.87%	4.86%	4.12%

(1) 2006 GO Tax bonds refunded
(2) 2004 GO Parks bonds refunded
(3) 2009 Excise Tax (Build America) bonds refunded
* Golf Fund was moved from Business-type activities to Governmental activities as a result of merging into the General Fund in FY 2015

CITY OF ST. GEORGE, UT
GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(accrual basis of accounting)
(amounts expressed in thousands)

Fiscal Year	General Property Tax	Debt Serv Property Tax	General, Highway, & RAP Sales Tax *	Franchise Tax	Total
2013	$ 11,064	$ 1,939	$ 18,913	$ 6,624	$ 38,540
2014	12,076	1,493	20,172	6,609	40,350
2015	12,093	1,525	21,614	6,684	41,916
2016	12,087	1,517	24,507	6,917	45,028
2017	13,106	1,535	26,959	7,080	48,680
2018	13,244	1,585	29,446	7,272	51,547
2019	13,666	1,625	31,136	7,365	53,792
2020	14,029	1,674	37,508	7,419	60,630
2021	14,911	1,725	48,130	7,705	72,471
2022	15,182	1,523	56,088	8,118	80,911

* Recreation Arts and Parks (RAP) Sales Tax approved in April of 2015. Only 2 months revenue received in FY 2015

CITY OF ST. GEORGE, UT
TAXABLE SALES BY SECTOR
CURRENT YEAR AND NINE YEARS AGO

CALENDAR YEAR 2021				CALENDAR YEAR 2012			
Ranking	Category	Direct Point of Sales Dollars	Percent of Sales	Ranking	Category	Direct Point of Sales Dollars	Percent of Sales
1	Retail - Motor Vehicles & Parts Dealers	600,525,475	14.75%	2	Retail - Motor Vehicles & Parts Dealers	194,460,963	12.08%
2	Retail - General Merchandise Stores	508,363,010	12.49%	1	Retail - General Merchandise Stores	283,305,869	17.61%
3	Retail - Bldg Material, Garden Equp & Supplies Dealers	346,607,257	8.52%	5	Retail - Bldg Material, Garden Equp & Supplies Dealers	96,564,474	6.00%
4	Food Services & Drinking Places	318,015,613	7.81%	3	Food Services & Drinking Places	143,416,921	8.91%
5	Wholesale Trade - Durable Goods	307,166,847	7.55%	6	Wholesale Trade - Durable Goods	82,989,680	5.16%
6	Retail - Food & Beverage Stores	233,938,275	5.75%	4	Retail - Food & Beverage Stores	107,469,691	6.68%
7	Retail - Nonstore Retailers	219,203,445	5.39%	26	Retail - Nonstore Retailers	11,227,102	0.70%
8	Manufacturing	130,608,838	3.21%	14	Manufacturing	39,847,267	2.48%
9	Accomodations	129,647,154	3.19%	10	Accomodations	48,735,140	3.03%
10	Retail - Clothing & Clothing Accessories Stores	119,992,250	2.95%	7	Retail - Clothing & Clothing Accessories Stores	74,089,251	4.60%
11	Retail - Furniture & Home Furnishing Stores	114,751,625	2.82%	15	Retail - Furniture & Home Furnishing Stores	35,481,096	2.20%
12	Private Motor Vehicle Sales	104,000,000	2.56%	17	Private Motor Vehicle Sales	31,000,000	1.93%
13	Retail - Miscellaneous Store Retailers	98,185,241	2.41%	13	Retail - Miscellaneous Store Retailers	40,793,621	2.54%
14	Other Services - Except Public Admin.	93,557,175	2.30%	9	Other Services - Except Public Admin.	52,014,915	3.23%
15	Retail - Sporting Goods, Hobby, Music & Book Stores	89,547,854	2.20%	12	Retail - Sporting Goods, Hobby, Music & Book Stores	42,965,274	2.67%
16	Information	89,284,832	2.19%	8	Information	57,592,161	3.58%
17	Construction	64,852,252	1.59%	16	Construction	31,670,611	1.97%
18	Public Administration	61,500,000	1.51%	11	Public Administration	46,750,000	2.91%
19	Professional, Scientific & Technical Services	57,778,134	1.42%	24	Professional, Scientific & Technical Services	13,024,903	0.81%
20	Real Estate, Rental and Leasing	55,084,561	1.35%	20	Real Estate, Rental and Leasing	21,490,308	1.34%
21	Retail - Gasoline Stations	54,138,017	1.33%	18	Retail - Gasoline Stations	24,040,600	1.49%
22	Utilities	44,173,456	1.09%	19	Utilities	23,500,000	1.46%
23	Prior-Period Payments & Refunds	42,838,302	1.05%	27	Prior-Period Payments & Refunds	9,310,411	0.58%
24	Retail - Electronics & Appliances Stores	42,663,346	1.05%	21	Retail - Electronics & Appliances Stores	18,704,149	1.16%
25	Wholesale Trade - Nondurable Goods	33,499,401	0.82%	22	Wholesale Trade - Nondurable Goods	18,195,663	1.13%
26	Arts, Entertainment and Recreation	31,230,210	0.77%	25	Arts, Entertainment and Recreation	12,514,309	0.78%
27	Retail - Health & Personal Care Stores	25,969,900	0.64%	23	Retail - Health & Personal Care Stores	13,672,153	0.85%
28	Admin & Support & Waste Mngmt & Remed Svs	11,761,269	0.29%	30	Admin & Support & Waste Mngmt & Remed Svs	5,669,190	0.35%
29	Finance & Insurance	9,712,960	0.24%	31	Finance & Insurance	4,731,349	0.29%
30	Health Care & Social Assistance	9,511,023	0.23%	29	Health Care & Social Assistance	6,130,630	0.38%
31	Wholesale Trade - Agents & Brokers	6,416,701	0.16%	35	Wholesale Trade - Agents & Brokers	1,534,085	0.10%
32	Transportation & Warehousing	4,110,075	0.10%	36	Transportation & Warehousing	1,128,609	0.07%
33	Educational Services	4,049,610	0.10%	34	Educational Services	2,069,341	0.13%
34	Special Event Sales	4,029,167	0.10%	32	Special Event Sales	2,637,196	0.16%
35	Mining, Quarrying & Oil & Gas Extraction	3,000,000	0.07%	33	Mining, Quarrying & Oil & Gas Extraction	2,500,000	0.16%
36	Agriculture, Forestry, Fishing & Hunting	415,621	0.01%	37	Agriculture, Forestry, Fishing & Hunting	336,002	0.02%
37	Management of Companies & Enterprises	250,000	0.01%	38	Management of Companies & Enterprises	300,000	0.02%
38	Unknown /Nonclassifiable	0	0.00%	28	Unknown /Nonclassifiable	7,350,935	0.46%
		$4,070,378,896				$1,609,213,869	

Source: Utah State Tax Commission statistical reports for calendar year ended December 31, 2021 and December 31, 2012.

CITY OF ST. GEORGE, UT
PRINCIPAL TAXABLE PROPERTIES
CURRENT YEAR AND NINE YEARS AGO

2022				2013			
NAME	TYPE OF BUSINESS	TAXABLE VALUE	% OF TOTAL	NAME	TYPE OF BUSINESS	TAXABLE VALUE	% OF TOTAL
PACIFICORP	ELECTRIC POWER COMPANY	$ 175,340,675	0.51%	PACIFICORP	ELECTRIC POWER COMPANY	$ 105,114,512	0.99%
IHC HEALTH SERVICES INC	HEALTHCARE	135,590,600	0.39%	KERN RIVER GAS TRANSMISSION CO	GAS PIPELINE	102,876,502	0.97%
WAL-MART REAL ESTATE BUSINESS	DISTRIBUTION CENTER	122,370,405	0.35%	WAL-MART	DISTRIBUTION CENTER	51,390,995	0.48%
QUESTAR GAS	NATURAL GAS PROVIDER	114,736,349	0.33%	QUESTAR GAS	NATURAL GAS PROVIDER	45,920,344	0.43%
KERN RIVER GAS TRANSMISSION CO	GAS PIPELINE	91,664,143	0.27%	IHC HEALTH SERVICES INC	HEALTHCARE	43,708,600	0.41%
DIXIE ESCALANTE RURAL ELECTRIC	ELECTRICAL COOPERATIVE	84,046,066	0.24%	WAL-MART STORES INC	RETAIL STORES	36,307,000	0.34%
FAMILY DOLLAR UTAH DC LLC	DISTRIBUTION CENTER	65,219,166	0.19%	TDS BROADBAND SERVICE LLC	TELECOMMUNICATIONS	27,695,979	0.26%
KIRBY & REEVE LLC	GENERAL RENTAL CENTER	60,511,400	0.18%	DIXIE ESCALANTE RURAL ELECTRIC	ELECTRICAL COOPERATIVE	27,610,630	0.26%
TDS BROADBAND SERVICE LLC	TELECOMMUNICATIONS	49,593,107	0.14%	QWEST CORP	TELECOMMUNICATIONS	27,338,118	0.26%
PERFECT STORM LLC DBA ORGILL INC	DISTRIBUTION CENTER	45,636,200	0.13%	UNEV PIPELINE	PIPELINE	26,760,126	0.25%
		$ 769,367,436	2.23%			$ 494,722,806	4.65%
	COUNTY WIDE TAXABLE VALUE	$ 34,559,832,216			COUNTY WIDE TAXABLE VALUE	$ 10,629,634,125	

Source: Washington County Information Technology Services

CITY OF ST. GEORGE, UT
SUMMARY OF TAXABLE VALUE
LAST FIVE CALENDAR YEARS

Calendar Year	2021	2020	2019	2018	2017
Locally Assessed Property					
Real Property - Land					
Primary Residential	$1,457,543,362	$1,232,923,824	$1,113,386,734	$1,005,142,820	$885,810,145
Secondary Residential	632,317,800	561,654,000	533,343,027	468,854,619	422,615,850
Commerical and Industrial	758,766,568	716,238,802	701,506,461	610,621,575	572,955,635
Agricultural	8,253,300	5,763,600	5,049,800	4,269,600	3,780,800
FAA	253,864	276,808	284,935	346,300	391,770
Unimproved Non FAA (vacant)	695,490,193	657,115,564	603,209,110	565,716,129	563,011,525
Total Real Property - Land	3,552,625,087	3,173,972,598	2,956,780,067	2,654,951,043	2,448,565,725
Real Property - Buildings					
Primary Residential	5,156,172,674	4,251,185,481	3,836,303,048	3,248,221,543	2,884,225,865
Secondary Residential	2,198,652,500	1,872,073,200	1,737,790,526	1,421,916,251	1,243,361,145
Commerical and Industrial	1,789,728,900	1,543,665,474	1,420,648,170	1,261,821,900	1,119,407,845
Agricultural	4,608,900	3,743,400	3,392,900	2,949,400	2,689,000
Total Real Property - Buildings	9,149,162,974	7,670,667,555	6,998,134,644	5,934,909,094	5,249,683,855
Personal Property					
Fee Based Property	456,116,964	310,533,479	305,099,581	376,181,083	346,628,762
Fee in Lieu Property	36,345,119	25,354,710	21,215,439	25,274,941	23,514,322
Primary Mobile Homes	3,770,377	3,786,490	3,803,864	3,719,055	3,657,622
Secondary Mobile Homes	2,829,962	2,734,660	2,699,406	2,764,114	2,809,407
Other Personal Property	378,479,117	360,269,609	325,245,228	301,672,548	283,646,459
Total Personal Property	877,541,539	702,678,948	658,063,518	709,611,741	660,256,572
Total Locally Assessed Taxable Value	*13,579,329,600*	*11,547,319,101*	*10,612,978,229*	*9,299,471,878*	*8,358,506,152*
Centrally Assessed Property	238,010,361	237,033,542	210,387,048	191,082,944	167,751,981
Total Locally and Centrally Assessed Taxable Value	$13,817,339,961	$11,784,352,643	$10,823,365,277	$9,490,554,822	$8,526,258,133

Source: Washington County Information Technology Services; Washington County Assessor Office

CITY OF ST. GEORGE, UT
ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF PROPERTY
LAST TEN FISCAL YEARS
(in thousands of dollars)

Fiscal Year Ended June 30	Real Property				Commercial Attached Personal Property	Less Adjustments to Taxable Value	Total Taxable Value	Percentage Change Over Prior Year	Estimated Actual Value	Percentage Change Over Prior Year	Taxable Value as a Percentage of Actual Value
	Primary Residential Property	Non-Primary Residential Property	Commercial & Other Property	State Assessed Property							
2013	$2,265,799	$ 1,424,548	$1,380,905	$118,030		$ -	$5,189,282	N/A	$7,216,601	N/A	71.91%
2014	2,523,549	1,585,348	1,382,212	131,115		-	5,622,224	8.34%	7,859,544	8.91%	71.53%
2015	2,895,303	1,323,175	1,780,339	128,654		-	6,127,471	8.99%	8,660,480	10.19%	70.75%
2016	3,119,097	1,420,605	1,906,509	134,489		-	6,580,700	7.40%	9,303,156	7.42%	70.74%
2017	3,400,304	1,515,062	2,157,309	154,853		-	7,227,528	9.83%	10,197,899	9.62%	70.87%
2018	3,770,036	1,665,977	2,262,237	167,752		-	7,866,002	8.83%	11,940,811	17.09%	65.87%
2019	4,253,364	1,890,771	2,445,725	191,083		-	8,780,943	11.63%	13,428,962	12.46%	65.39%
2020	4,949,690	2,271,134	2,734,091	210,387		-	10,165,302	15.77%	15,467,834	15.18%	65.72%
2021	5,484,109	2,433,727	2,926,804	237,034		-	11,081,674	9.01%	16,937,967	9.50%	65.43%
2022	6,613,716	2,830,970	3,257,102	238,010		-	12,939,798	16.77%	19,815,931	16.99%	65.30%

CITY OF ST. GEORGE, UT
PROPERTY TAX RATES
DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN FISCAL YEARS

	City of St. George			Overlapping Governments									
				Washington County					Washington Co School District				
Fiscal Year	Operating Rate	Debt Service Rate	Total City Rate	County Library Rate	County General Rate	County G.O. Bond	Assess & Collect Rate	Total County Rate	Local/Charter School Fund Rate (2)	State School Fund Rate	Total School Rate	(1) Special Districts	Direct & Overlapping Rates
2013	0.001625	0.000264	0.001889	0.000304	0.000882	0.000298	0.000626	0.002110	0.006890	0.001311	0.008201	0.000963	0.013163
2014	0.001533	0.000251	0.001784	0.000304	0.000763	0.000298	0.000626	0.001991	0.006233	0.001311	0.007544	0.000927	0.012246
2015	0.001425	0.000237	0.001662	0.000269	0.000779	0.000247	0.000548	0.001843	0.005802	0.001419	0.007221	0.000862	0.011588
2016	0.001375	0.000224	0.001599	0.000257	0.000743	0.000227	0.000521	0.001748	0.005759	0.001736	0.007495	0.000819	0.011661
2017	0.001301	0.000212	0.001513	0.000246	0.000710	0.000169	0.000496	0.001621	0.005597	0.001675	0.007272	0.000782	0.011188
2018	0.001231	0.000201	0.001432	0.000233	0.000673	0.000093	0.000470	0.001469	0.005138	0.001568	0.006706	0.000740	0.010347
2019	0.001143	0.000185	0.001328	0.000217	0.000626	0.000088	0.000438	0.001369	0.004998	0.001666	0.006664	0.000685	0.010046
2020	0.001042	0.000165	0.001207	0.000197	0.000570	0.000075	0.000385	0.001227	0.004712	0.001661	0.006373	0.000624	0.009431
2021	0.001007	0.000156	0.001163	0.000189	0.000548	0.000068	0.000361	0.001166	0.004618	0.001628	0.006246	0.000638	0.009213
2022	0.000902	0.000118	0.001020	0.000170	0.000493	0.000058	0.000314	0.001035	0.004386	0.001661	0.006047	0.000575	0.008677

(1) Washington County Water Conservancy District and Southwest Mosquito Special Service District
(2) Beginning in fiscal year 2018, the local school rate was split between local and charter school fund

CITY OF ST. GEORGE, UT
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS
(amounts expressed in thousands)

Fiscal Year Ended June 30	Total Tax Levy for Fiscal Year	Collected with the fiscal year of the levy		Collections of Prior Years	Total Collections to Date	
		Amount	% of Levy		Amount	% of Levy
2013	$ 9,950	$ 9,010	90.55%	$ 473	$ 9,483	95.31%
2014*	10,171	9,499	93.39%	704	10,203	100.31%
2015*	10,652	9,823	92.22%	673	10,496	98.54%
2016*	10,574	9,801	92.69%	607	10,408	98.43%
2017*	10,992	10,370	94.34%	540	10,910	99.25%
2018*	11,703	11,171	95.45%	439	11,610	99.21%
2019*	12,102	11,432	94.46%	374	11,806	97.55%
2020*	12,709	12,033	94.68%	559	12,592	99.08%
2021*	13,326	12,696	95.27%	440	13,136	98.57%
2022*	13,646	12,976	95.09%	426	13,402	98.21%

*Source: Washington County Financial Statements with Report of Certified Public Accountants

CITY OF ST. GEORGE, UT
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS
(amounts expressed in thousands, except per capita amount)

	Governmental Activities						Business-Type Activities								
Fiscal Year	General Obligation Bonds	Tax Increment Bonds	Excise Tax Bonds	Unamortized Premiums	Special Assessment Bonds	Financial Leases	Sewer Bonds	Water Bonds	Electric Bonds	MBA Bonds	Golf Course Bonds (2)	Unamortized Premiums	Financial Leases	Total Primary Government	Per Capita (1)
2013	$ 13,995	$ 15,160	$ 750	$ 730	$ -	$ -	$ 3,755	$ 16,617	$ 59,235	$ 612	$ -	$ 1,500	$ 632	$ 112,986	$ 1,361
2014	13,155	12,130	8,150	1,647	-	-	2,675	13,427	58,275	514	-	617	1,016	111,606	1,313
2015	12,620	8,590	7,755	1,807	-	834	-	10,129	56,280	410	-	318	-	98,743	1,128
2016	11,535	5,840	14,451	1,559	-	646	-	7,971	53,311	301	-	2,159	-	97,773	1,099
2017	10,365	2,980	13,287	1,311	-	1,957	-	5,695	51,072	100	-	1,990	-	88,757	970
2018	9,115	-	20,262	1,927	-	2,026	-	4,585	48,775	-	-	1,821	-	88,511	942
2019	7,785	-	18,659	1,725	-	1,351	-	3,440	46,393	-	-	1,712	-	81,065	827
2020	6,365	-	17,007	1,522	-	660	36,090	2,270	43,971	-	-	5,968	-	113,853	1,127
2021	4,850	-	15,314	1,319	-	472	35,105	1,920	41,452	-	-	5,698	-	106,130	1,030
2022	3,490	-	13,563	1,175	-	1,631	34,265	1,555	38,865	-	-	5,428	-	99,972	952

(1) Population is disclosed on Demographic and Economic Statistics table.
(2) The Golf Course Fund was merged into the General Fund in FY 2015. Related capital leases were reclassified to governmental activities.

CITY OF ST. GEORGE, UT
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS
(amounts expressed in thousands, except per capita amount)

Fiscal year	General Obligation Bonds (1)	Less: Amounts Available in Debt Service Service Funds	Total	Percentage of Estimated Actual Taxable Value of Property (2)	Percentage of Estimated Fair Market Value of Property	Per Capita (3)	Direct and Overlapping General Obligation Debt	Percentage of Estimated Actual Taxable Value of Property (2)	Percentage of Estimated Fair Market Value of Property (2)	Per Capita (3)
2013	$ 13,995	$ -	$ 13,995	0.2697%	0.1939%	$ 169	$ 198,218	3.8198%	2.7467%	$ 2,388
2014	13,155	-	13,155	0.2340%	0.1674%	155	193,612	3.4437%	2.4634%	2,278
2015	12,620	-	12,620	0.2060%	0.1457%	144	171,399	2.7972%	1.9791%	1,959
2016	11,535	-	11,535	0.1753%	0.1240%	130	173,452	2.6358%	1.8644%	1,949
2017	10,365	-	10,365	0.1434%	0.1016%	113	171,063	2.3668%	1.6774%	1,870
2018	9,115	-	9,115	0.1159%	0.0763%	97	199,279	2.5333%	1.6689%	2,120
2019	7,785	-	7,785	0.0887%	0.0580%	79	172,799	1.9679%	1.2868%	1,763
2020	6,365	-	6,365	0.0626%	0.0411%	63	166,418	1.6371%	1.0759%	1,648
2021	4,850	-	4,850	0.0438%	0.0286%	47	164,309	1.4827%	0.9701%	1,595
2022	3,490	-	3,490	0.0270%	0.0176%	33	147,813	1.1423%	0.7459%	1,408

(1) This is the general bonded debt of governmental funds, net of original issuance discounts and premium.
(2) See the Schedule of Assessed Value and Estimated Actual Taxable Value of Taxable Property for property tax value data.
(3) Population is disclosed on Demographic and Economic Statistics table.

CITY OF ST. GEORGE, UT
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
AS OF JUNE 30, 2022
(amounts expressed in thousands)

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable	Estimated Share of Overlapping Debt
Washington County	$ 3,695	53.08%	$ 1,961
Washington County School District	235,465	53.08%	124,992
Washington County Water Conservancy	-	53.08%	-
sub-total overlapping debt	239,160		126,953
City of St. George direct debt - GO Bonds	3,490		3,490
City of St. George direct debt - WCIA	871		871
City of St. George direct debt - Franchise Bonds	7,018		7,018
City of St. George direct debt - Excise Tax Bonds	6,545		6,545
City of St. George direct debt - Financial Leases	1,631		1,631
City of St. George direct debt - Interest Payable	130		130
City of St. George direct debt - Unamortized Premiums	1,175		1,175
Total direct & overlapping debt	$ 260,020		$ 147,813

Sources: Outstanding debt from financial statements of the County, School District, and Water Conservancy District. The applicable percentages are taxable value in City as compared to county wide values.

Note: Overlapping governments are those below the state level that coincide, at least in part, with geographic boundaries of the city. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the property taxpayers of the City of St. George. This process recognizes that, when considering the government's ability to issue and repay long-tern debt, the entire debt burden borne by the property taxpayers should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt of each overlapping government.

CITY OF ST. GEORGE, UT
LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS
(amounts expressed in thousands)

	FISCAL YEAR									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Debt limit	$ 577,328	$ 628,764	$ 692,838	$ 744,253	$ 815,832	$ 955,265	$1,074,317	$1,237,427	$ 1,355,037	$ 1,585,274
Total net debt applicable to limit	89,383	74,367	77,080	71,002	66,545	61,876	58,175	88,310	82,931	77,779
Legal debt margin	$ 487,945	$ 554,397	$ 615,758	$ 673,251	$ 749,287	$ 893,389	$1,016,142	$1,149,117	$ 1,272,106	$ 1,507,495
Total net debt applicable to the limit as a percentage of debt limit										

Legal Debt Margin Calculation for Fiscal Year 2022

Fair market value of taxable property	$ 19,815,930,983
Debt limit:	
General obligtion 4%	$ 792,637,239
Water, Sewer & electric 4%	792,637,239
Total debt limit	$ 1,585,274,479
Debt applicable to limit:	
General obligation bonds	$ 3,490,000
less: amt set aside for repayment of debt	
Water, sewer, and electric bonds	74,685,000
less: amt set aside for repayment of debt	(396,063)
Total net debt applicable to limit	77,778,937
Legal debt margin	$ 1,507,495,541

CITY OF ST. GEORGE, UT
PLEDGED-REVENUE COVERAGE
LAST TEN FISCAL YEARS
(amounts expressed in thousands)

	Water Revenue Bonds						Energy Services Revenue Bonds					
Fiscal Year	Water Charges and other	Less: Operating Expenses	Net Available Revenues	Debt Service Principal	Debt Service Interest	Coverage	Energy Charges and other	Less: Operating Expenses	Net Available Revenues	Debt Service Principal	Debt Service Interest	Coverage
2013	$ 18,765	$ 11,897	$ 6,868	$ 1,566	$ 628	3.13	$ 59,362	$ 52,805	$ 6,557	$ 1,730	$ 2,955	1.40
2014	20,154	12,530	7,624	3,190	406	2.12	63,598	55,959	7,639	1,830	2,788	1.65
2015	18,931	12,180	6,751	3,298	300	1.88	63,521	53,494	10,027	1,995	2,633	2.17
2016	20,179	12,855	7,324	2,158	232	3.06	63,138	53,033	10,105	2,085	1,502	2.82
2017	23,176	14,418	8,758	2,276	193	3.55	66,949	52,590	14,359	2,239	2,300	3.16
2018	25,342	15,452	9,890	1,110	158	7.80	66,431	52,946	13,485	2,297	2,027	3.12
2019	26,206	16,713	9,493	1,145	128	7.46	68,080	56,659	11,421	2,382	1,955	2.63
2020	28,567	17,427	11,140	1,170	96	8.80	67,097	56,586	10,511	2,422	1,916	2.42
2021	32,719	19,792	12,927	350	63	31.30	70,629	59,859	10,770	2,519	1,835	2.47
2022	33,100	19,601	13,499	365	54	32.22	72,549	64,883	7,666	2,587	1,748	1.77

	Wastewater Treatment Revenue Bonds						
Fiscal Year	Treatment Charges and other	Less: Operating Expenses	Net Available Revenues	Debt Service Principal	Debt Service Interest	Coverage	
2013	$ 5,697	$ 3,273	$ 2,424	$ 1,040	$ 205	1.95	
2014	5,823	3,439	2,384	1,080	143	1.95	
2015	6,012	3,473	2,539	2,675	66	0.93	*
2016	6,474	3,915	2,559	-	-		*
2017	7,399	4,762	2,637	-	-		*
2018	8,010	4,277	3,733	-	-		*
2019	10,831	4,461	6,370	-	-		*
2020	10,931	4,829	6,102	-	-		*
2021	14,342	4,431	9,911	985	1,205	4.53	
2022	14,781	5,296	9,485	840	1,350	4.33	

* 2004 Wastewater Bonds were paid off in 2015. Original maturity was in fiscal year 2017.
2020 Wastewater Bonds issued in FY2020. There was no Debt Service until FY2021.

CITY OF ST. GEORGE, UT
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

Fiscal Year	Population	(1) Personal Income (amts expressed in millions)	(1) Per Capita Personal Income	(4) Median Age	(2) School Enrollment	(3) Unemployment Rate
2013	83,000	4,071.9	28,334		27,287	5.4%
2014	85,000	4,348.3	29,711		28,266	3.8%
2015	87,500	4,725.5	31,455		28,355	4.0%
2016	89,000	5,147.4	33,517		29,383	4.1%
2017	91,500	5,599.9	35,446		31,754	3.6%
2018	94,000	6,171.2	37,556		30,015	3.4%
2019	98,000	6,835.7	40,246		33,884	3.2%
2020	101,000	7,494.8	42,732	36.7	35,346	6.3%
2021	103,000	8,218.8	45,178	37.2	36,456	2.5%
2022	105,000	9,018.5	47,162	38.1	36,577	2.1%

(1) Source: Bureau of Economic Analysis, US Department of Commerce
(information is for Washington County of which St. George is the largest city.)

(2) Source: Washington County School District October 1 Enrollment
(information is for Washington County of which St. George is the largest city.)

(3) Source: Utah Department of Workforce Services
(information is for Washington County of which St. George is the largest city.)

(4) Source: World Population Review

CITY OF ST. GEORGE, UT
PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO

	2022			2012	
Employer	Employees	Industry	Employer	Employees	Industry
Intermountain Health Care (1)	4,000-4,999	Health Care	Washington County School District (1)	2,000-2,999	Public Education
Washington County School District (1)	3,000-3,999	Public Education	Intermountain Health Care (1)	2,000-2,999	Health Care
Wal-Mart (1)	2,000-2,999	Warehouse Clubs/Supercenter	Dixie College	500-999	Higher Education
Dixie State University	1,000-1,999	Higher Education	City of St. George	500-999	Local Government
City of St. George	1,000-1,999	Local Government	Skywest Airlines	500-999	Air Transporation
Skywest Airlines	500-999	Air Tranportation	Federal Governement	500-999	Federal Government
The Home Depot	500-999	Home Improvement Centers	Washington County	250-499	Local Government

(1) County-wide

Source: Utah Department of Workforce Services

CITY OF ST. GEORGE, UT
FULL-TIME CITY GOVERNMENT EMPLOYEES BY FUNCTION
LAST TEN FISCAL YEARS

	FISCAL YEAR									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
FUNCTION										
General government	74	80	78	81.5	81.5	86	70.5	73.5	78	78.7
Community & development services (2) (3)	20	42	46	37	36	35	56	56	57	56
Public Safety										
Police										
Officers	104	106	108	110	111	128	133	133	145	157
Reserves										
Civilians	47	46	46	47	51	40	40	40	41	44
Fire										
Firefighters & officers	31	31	32	32	33	43	46	45	55	67
Volunteers firefighters	64	64	64	64	70	70	70	50	40	40
Civilians	1	1	1	1	1	1	1	1	1	1
Highways & streets										
Engineering & Administration (3)	15	31	33	37	37	37	25	28	30	32
Maintenance	33	33	32	34	34	36	36	36	38	41
Fleet maintenance (1)	0	0	0	0	0	0	14.5	14.5	16.5	16.5
Culture & recreation										
Recreation	14	14	16	16	18	18	18	19	19	21
Parks & design	53	58	58	59	61	62	62.5	64.5	65.5	64
Dixie Center	11	12	12	12	13	13	13	13	13	13.3
Administration & others	6	4	6	6	5	6	6	5	7	8
Water services	49	49	49	52	52	54	58	60.5	63.5	65.4
Wastewater collections	17	17	17	16	16	17	17	17	18	18
Energy services	54	54	55	58	60	60	65.5	67	74	74.6
Golf courses (2)	32	0	0	0	0	0	0	0	0	0
Wastewater treatment	21	21	21	22	24	25	25	25	25	27
Public transit	16	21	22	22.5	22.5	23	23	26	25.5	25.5
Total	662	684	696	707	726	754	780	774	812	850

(1) part of General government until 2020 fiscal year
(2) Golf moved to General Fund in 2015 fiscal year
(3) Reorganization of departments moved several divisions

Note: 2023 based upon number of approved positions in fiscal year 2023 approved budget

City of St. George, UT
Operating Indicators by Function
Last Ten Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
General Government										
City-wide Full-time Staff (authorized)	585	600	621	634	643	656	691	708	728	774
Servers maintained (virtual and physical)	n/a	n/a	n/a	n/a	n/a	56	72	58	58	75
Wireless public and private hotspots	n/a	n/a	n/a	n/a	n/a	68	68	92	92	120
Total facilities	n/a	n/a	n/a	n/a	n/a	73	74	72	73	71
Total square footage of buildings	n/a	n/a	n/a	n/a	n/a	785,650	759,164	764,800	771,331	734,295
Public Safety										
Full-time police officers (authorized)	104	104	106	108	110	111	128	133	133	129
Number of police calls for service	31,483	31,706	31,341	31,887	33,055	32,979	32,671	34,453	34,255	35,139
Priority average response time (in minutes)	n/a	n/a	n/a	6.00	6.00	6.76	7.12	7.45	8.02	7.39
Full-time firefighters (authorized)	32	32	32	33	33	34	43	46	46	59
Number of fire emergency calls	5,247	5,566	5,863	6,311	6,494	6,740	6,786	7,450	8,436	9,138
Average response time (in minutes)	4-6	4-6	4-6	4-6	4-6	4-6	4-6	5-7	5-7	44,783
Highways & Public Improvements										
Number of miles of paved roadway miles maintained	342.0	346.4	352.2	361.7	368.6	374.6	389.6	401.3	443.7	444.0
Number of traffic signals	39	40	42	46	48	49	54	58	59	62
Number of roadway miles swept/cleaned per year	n/a	4,514	11,057	2,330	2,330	9,954	7,792	9,260	8,355	8,961
Airport number of destinations - direct flights	3	3	3	4	4	5	6	5	4	4
Airport number of daily flights (arrivals & departures)	12	14	14	20	20	24	24	22	18	16
Airport number of landings & take off's	39,565	39,772	40,505	41,784	46,444	53,521	37,789	41,222	47,517	51,637
Airport enplanements per year	70,672	74,824	84,323	92,516	119,472	140,010	115,691	90,724	153,565	153,233
Number of vehicles and equipment maintained by fleet	860	897	923	939	947	983	1,023	976	970	1,038
Parks & Recreation										
Number of recreation programs	n/a	n/a	n/a	171	182	188	189	175	182	182
Art exhibits per year	n/a	n/a	n/a	22	24	34	34	30	28	28
Community Development and Golf										
Number of building permits	1,478	1,488	1,597	1,910	1,961	2,285	2,340	2,502	2,648	2,721
Total value of permits issued (in millions)	$ 177	$ 178	$ 191	$ 477	$ 368	$ 352	$ 352	$ 446	$ 374	$ 438
Number of business licenses	n/a	n/a	9,616	10,959	11,397	11,122	11,139	11,351	9,896	10,045
Golf rounds played	193,197	196,423	198,390	208,203	211,846	213,571	236,293	225,456	276,811	278,565
Suntran										
Number of bus stops	102	102	140	140	140	140	140	140	164	164
Passenger Trips (Bus)	470,979	450,027	472,158	451,558	431,866	430,887	402,781	368,633	304,754	359,055
Electric Utility										
Peak load per year (in MWs)	n/a	n/a	n/a	172.71	187.82	187.82	190.52	191.00	186.26	209.76
Number of customers	n/a	n/a	n/a	28,730	28,859	28,859	30,046	30,650	31,013	32,993
Water Utility										
Number of water connections	23,831	24,335	24,661	25,021	25,569	26,207	27,310	29,034	29,520	32,436
Water pipeline maintained	651.41	659.51	674.21	690.21	705.02	733.21	761.67	788.67	814.40	849.00
Gallons of water delivered annually (billions)	9.58	9.19	7.30	7.50	7.89	8.13	7.76	8.64	8.75	8.42
Peak daily water demand (millions of gallons)	n/a	n/a	n/a	n/a	43.23	49.78	47.03	52.79	42.00	39.20
Wastewater Treatment										
Wastewater treated per day (millions of gallons)	3,308.10	3,213.18	3,416.91	3,519.97	3,866.75	3,876.32	4,130.84	4,263.80	4,085.05	4,326.92
Wastewater Collection										
Number of miles of wastewater pipeline maintained	413.31	423.74	432.69	441.19	455.00	473.73	489.11	507.63	513.63	533.00

Source: Various City Departments

City of St. George, UT
Capital Asset Statistics by Function
Last Ten Fiscal Years

	Fiscal Year									
	2013 *	2014 *	2015 *	2016 *	2017 *	2018 *	2019 *	2020 *	2021	2022
General Government:										
Number of general government buildings	14	15	15	15	16	16	16	16	16	16
Public Safety:										
Number of police stations	4.25	4.25	4.25	4.5	4.5	4.5	4.5	4.5	5.0	5.25
Number of fire stations	8.0	8.0	8.0	8.0	8.0	8.0	8.0	7.0	7.0	8.0
Public Works:										
Number of public works buildings	8	8	8	8	8	8	8	10	11	11
Centerline road miles	342.0	346.4	352.2	361.7	368.6	374.6	389.6	401.3	443.7	448
Number of traffic signals	39	40	42	46	48	49	54	58	59	62
Miles of storm water drains	170	181	181	198	206	206	224	224	235	235
Recreation and Parks:										
Number of parks	37	39	39	42	44	44	46	46	48	48
Number of recreation facilities	32	33	33	33	33	35	36	36	36	36
Total miles of trails (paved and unpaved)				43	58	46	46	46	52	62.5
Acres of parks	301.0	301.0	301.0	301.0	430.0	453.0	453.0	581.0	556.0	566.0
Acres of Cemetery	16.5	16.5	16.5	16.5	17.5	17.5	17.5	22.0	22.0	22.0
Miles of paved trails	42.0	43.0	43.0	45.0	46.0	46.0	46.0	52.0	54.0	56
Miles of unpaved trails	13.0	13.0	13.0	13.0	17.0	17.0	19.0	40.0	40.0	40
Golf										
Number of golf courses	4	4	4	4	4	4	4	4	4	4
Number of golf holes	72	72	72	72	72	72	72	72	72	72
Airport:										
Feet of runway	9,300	9,300	9,300	9,300	9,300	9,300	9,300	9,300	9,300	9,300
Public Transportation / SunTran Bus System										
Number of Buildings	1.5	1.5	1.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Power/Energy:										
Number of Buildings	7	7	7	7	7	7	7	7	7	7
Number of substations	16	16	16	16	16	16	17	17	17	16
Number of transmission substations	8	8	8	8	8	8	8	8	8	8
Miles of transmission distribution lines (approx.)	835	839	847	855	863	871	879	888	895	900
Generation facilities	2	2	2	2	2	3	3	3	3	3
Number of transforms	4,653	4,925	5,027	5,101	5,194	5,400	5,480	5,605	5,799	5,954
Power poles	4,355	4,370	4,383	4,400	4,420	4,427	4,453	4,465	4,477	4,494
Water & Waste Water:										
Number of Buildings	31	31	31	33	33	34	34	34	36	36
Miles of culinary water main lines	651.41	659.21	674.21	690.21	705.02	733.21	761.67	788.67	814.40	849.00
Miles of secondary irrigation water lines	132.27	133.47	134.42	137.63	139.10	141.84	149.03	151.60	156.32	170.00
Number of fire hydrants	5,198	5,351	5,539	5,726	5,988	6,260	6,543	6,651	6,660	6,999
Miles of sanitary sewer lines	413.31	423.74	432.69	441.19	455.00	473.73	489.11	507.63	513.63	533.00

* Prior year data includes estimates by management.
Sources: Various city departments

FEDERAL AND STATE AUDIT REPORTS

HINTON BURDICK
CPAs & ADVISORS

Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

The Honorable Mayor and
City Council
City of St. George, Utah

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of St. George, Utah, as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the City of St. George, Utah's basic financial statements, and have issued our report thereon dated December 27, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of St. George, Utah's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City of St. George, Utah's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of St. George, Utah's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of St. George, Utah's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

HintonBurdick, PLLC

HintonBurdick, PLLC
St. George, Utah
December 27, 2022

HINTON BURDICK
CPAs & ADVISORS

Independent Auditors' Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance and the *Passenger Facility Charge Audit Guide for Public Agencies*

The Honorable Mayor and
City Council
City of St. George, UT

Report on Compliance for Each Major Federal Program and Passenger Facility Charge Program

Opinion on Each Major Federal Program and Passenger Facility Charge Program

We have audited the City of St. George, Utah's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* and the *Passenger Facility Charge Audit Guide for Public Agencies,* issued by the Federal Aviation Administration (Guide), that could have a direct and material effect on each of the City of St. George, Utah's major federal programs and on its passenger facility charge program for the year ended June 30, 2022. The City of St. George, Utah's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, St. George City, Utah complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2022

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of St. George City, Utah and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of St. George City, Utah's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to St. George City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on St. George City, Utah's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about St. George City, Utah's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding St. George City, Utah's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of St. George City, Utah's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of St. George City, Utah's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal

control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of St. George, Utah, as of and for the year ended June 30, 2022 and the related notes to the financial statements, which collectively comprise the City of St. George, Utah's basic financial statements. We issued our report thereon dated December 27, 2022, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance and the Guide. Accordingly, this report is not suitable for any other purpose.

HintonBurdick, PLLC
HintonBurdick, PLLC
St. George, Utah
December 27, 2022

CITY OF ST. GEORGE, UT
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2022

Federal Grantor/Pass Through Grantor/Program Title	Federal Assistance Listing (CFDA)	Pass-Through Entity Identifying Number	Additional Award Identification	Federal Expenditures	Expenditures to Subrecipients
U.S. Department of Housing and Urban Development					
CDBG/Entitlement Grants - PY 2018	14.218	B-18-MC-49-0012		$ 218,500	$ -
CDBG/Entitlement Grants - PY 2019	14.218	B-19-MC-49-0012		131,881	-
CDBG/Entitlement Grants - PY 2020	14.218	B-20-MC-49-0012		9,491	9,491
CDBG/Entitlement Grants - PY 2021	14.218	B-21-MC-49-0012		357,159	58,114
CDBG-CV (Cares Act)	14.218	B-20-MW-19-0012	COVID-19	675,989	675,989
CDBG/Entitlement Grants - Program Income	14.218			83,883	-
Total 14.218				1,476,903	743,594
U.S. Department of Justice					
Coronavirus Emergency Supplemental Funding Program	16.034		COVID-19	3,020	-
Edward Byrne Memorial Justice Assistance Grant Program	16.738			24,417	-
Passed through the State of Utah:					
Crime Victim Assistance	16.575	21VOCA063		60,080	-
Total U.S. Department of Justice				87,517	-
U.S. Department of Transportation					
Federal Transit Administration:					
Federal Transit-Formula Grants	20.507			131,391	-
Federal Transit-Formula Grants - CARES Act	20.507		COVID-19	2,153,631	-
Total 20.507				2,285,022	-
Passed through the State of Utah:					
State and Community Highway Safety	20.600	DD190808, AR-OT-202X-UT, DRE #029855		8,690	-
National Priority Safety Programs	20.616	2JVE200401		4,849	-
Total Highway Safety Cluster (20.600, 20.616)				13,539	-
Federal Aviation Administration:					
Passed through the State of Utah:					
Airport Improvement Program	20.106	3-49-0060-0XX		1,308,584	-
Airport Improvement Program (COVID-19)	20.106	3-49-0060-0XX	COVID-19	1,504,966	-
Total 20.106				2,813,550	-
Total U.S. Department of Transportation				5,112,111	-
U.S. Department of Treasury					
Treasury Forfeiture Fund Program	21.000			4,166	-
Equitable Sharing	21.016			14,801	-
Passed through the State of Utah:					
Coronavirus Relief Fund - CARES Act	21.019	N/A	COVID-19	305,563	-
Coronavirus State and Local Fiscal Recovery Funds	21.027	GOPB	COVID-19	2,000,000	2,000,000
Coronavirus State and Local Fiscal Recovery Funds	21.027		COVID-19	725,483	-
Total 21.027				2,725,483	2,000,000
Total U.S. Department of Treasury				3,050,013	2,000,000
National Endowment for the Humanities (NEH)					
Passed through the State of Utah:					
Promotion of the Arts Partnership Agreements	45.025	1886873-61-21		12,000	-
U.S. Department of Health and Human Services					
Passed through the State of Utah:					
Child Care and Development Block Grant (CCDF)	93.575	20DWS0048		124,137	-
Total U.S. Department of Health and Human Services				124,137	-
Executive Office of the President, Office of National Drug Control Policy					
High Intensity Drug Trafficking Area (HIDTA)	95.001			176,166	-
U.S. Department of Homeland Security					
Federal Emergency Management Agency:					
Staffing for Adequate Fire and Emergency Response (SAFER	97.083			111,944	-
Total expenditures of federal awards				$ 10,150,791	$ 2,743,594

The accompanying notes are an integral part of this schedule.

CITY OF ST. GEORGE, UT
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2022

Note 1. Basis of Presentation

The accompanying schedule of expenditures of federal awards (schedule) includes the federal grant activity of the City of St. George, UT and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

Note 2. Indirect Cost Rate

The City did not elect to use the 10% de minimis indirect cost rate for the year ended June 30, 2022.

Note 3. Federal Loans and Loan Guarantee Programs Outstanding

The City had no balances of loan and loan guarantee programs outstanding as of June 30, 2022.

CITY OF ST. GEORGE, UT
SCHEDULE OF EXPENDITURES OF PASSENGER FACILITY CHARGES
FOR THE YEAR ENDED JUNE 30, 2022

	September 30	December 31	March 31	June 30	Total
15-06-C-00-SGU	$ -	$ -	$ 2,238	$ -	$ 2,238
Total expenditures	$ -	$ -	$ 2,238	$ -	$ 2,238

CITY OF ST. GEORGE, UT
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2022

Section I – Summary of Auditor's Results

Financial Statements

Type of auditor's report issued:	Unmodified	
Internal control over financial reporting:		
• Material weakness(es) identified?	____yes	__x__no
• Significant deficiencies identified that are not considered to be material weaknesses?	____yes	__x__no
Noncompliance material to financial statements noted?	____yes	__x__no

Federal Awards

Internal control over major programs:		
• Material weakness identified?	____yes	__x__no
• Significant deficiencies identified?	____yes	__x__no
Type of auditor's report issued on compliance for major programs:	Unmodified	
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	___yes	__x__no

Identification of major federal programs:

Assistance Listing (CFDA) Number(s)	Name of Federal Program(s)
14.218	CDBG
20.106	Airport Improvement Program
20.507	Federal Transit-Formula Grants
21.027	CSLFRF

Dollar threshold used to distinguish between type A and type B programs:	$ 750,000	
Auditee qualified as low-risk auditee?	____yes	__x__no

CITY OF ST. GEORGE, UT
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2022

Section II – Financial Statement Findings

None noted

Section III – Federal Award Findings and Questioned Costs

Internal Control Over Federal Awards:

None noted

Compliance:

None noted

Section IV – Passenger Facility Charge Program Findings and Questioned Costs

None noted

Section V – Summary Schedule of Prior Audit Findings

Not applicable

HINTON BURDICK
CPAs & ADVISORS

Independent Auditors' Report on Compliance and Report on Internal Control over Compliance as Required by the *State Compliance Audit Guide*

To the Honorable Mayor and
Members of the City Council
St. George City, Utah

Report On Compliance

We have audited St. George City, Utah's (the City) compliance with the applicable state and compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the Utah State Auditor, that could have a direct and material effect on the City for the year ended June 30, 2022.

State compliance requirements were tested for the year ended June 30, 2022 in the following areas:

Budgetary Compliance	Cash Management
Fund Balance	Utah Retirement Systems
Fraud Risk Assessment	Impact Fees
Restricted Taxes - Other Related Restricted Revenue	Tax Levy Revenue Recognition
Governmental Fees	Public Treasurer's Bond
Open and Public Meetings Act	Enterprise Fund Transfers, Reimbursements, Loans and Services

Management's Responsibility

Management is responsible for compliance with the state requirements referred to above.

Auditor's Responsibility

Our responsibility is to express an opinion on the City's compliance based on our audit of the state compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the *State Compliance Audit Guide*. Those standards and the *State Compliance Audit Guide* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the state compliance requirements referred to above that could have a direct and material effect on a state compliance requirement occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each state compliance requirement referred to above. However, our audit does not provide a legal determination of the City's compliance with those requirements.

Opinion on Compliance

In our opinion, St. George City, Utah complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the City for the year ended June 30, 2022.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the *State Compliance Audit Guide* and which are described in the accompanying Schedule of Findings and Recommendations as items 2020-002 and 2022-001. Our opinion on compliance is not modified with respect to these matters.

St. George City, Utah's responses to the noncompliance findings identified in our audit is described in the accompanying Schedule of Findings and Recommendations. St. George City, Utah's responses were not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the responses.

Report on Internal Control Over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the state compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the state compliance requirements referred to above to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance with those state compliance requirements and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide*, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a state compliance requirement on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a state compliance requirement will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a state compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Purpose of Report

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control and compliance and the results of that testing based on the requirements of the *State Compliance Audit Guide.* Accordingly, this report is not suitable for any other purpose.

HintonBurdick, PLLC
HintonBurdick, PLLC
St. George, Utah
December 27, 2022

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HINTON BURDICK
CPAs & ADVISORS

SCHEDULE OF FINDINGS AND RECOMMENDATIONS

City of St. George, UT Officials
St. George, Utah 84770

Mayor, City Council and Management of St. George City:

During our audit of the Funds of the City of St. George, UT for fiscal year 2022, we noted the following instance of non-compliance with state law.

2020-002 Finding – Deficit Fund Balance:

Criteria: Utah Code Section 10-6-117 states that for any fund that has a deficit unassigned/unrestricted fund balance in the year under audit; the subsequent year's budget should contain an appropriation to retire the deficit to an amount equal to or greater than 5% of the fund's total actual revenue of the year under audit.

Condition: The Central Business District CDA Special Revenue Fund reported a deficit fund balance of $2,736,500 at June 30, 2022. The fiscal year 2022 budgeted revenues of $501,000 and budgeted expenditures of $641,942. These budgeted amounts are not sufficient to eliminate the deficit fund balance.

Cause: Expenditures made for the City View Alleyway Project and the purchase of the Inn at St. George from the Economic Development Fund caused the Fund to report deficit fund balance. Sufficient revenues are not yet available to reduce or eliminate the deficit.

Effect: The City is not in compliance with State fund balance requirements.

Recommendation: We recommend that the City operate within the confines of State law by budgeting amounts to reduce the deficit fund balance in Central Business District CDA Special Revenue Fund.

2022-001. Budgetary Compliance

Criteria Utah code 10-6-123 states total expenditures by fund or department should not exceed the amounts appropriated in the final adopted budget.

Condition: The general fund's statement of revenues, expenditures, and changes in fund balance – budget and actual identify departments that exceeded budget.

Cause: Controls for monitoring and/or adjusting the budget did not identify and adjust for budget overruns at year-end specifically for lease related expenditures.

Effect: Budget overruns occurred without budget approval from the City Council.

Recommendation: We recommend the City operate within the confines of the budget by limiting expenditures or following controls to adjust budgets as necessary.

This letter is intended solely for the use of the mayor, city council and management.

It has been a pleasure to be of service to the City this past year. Observations we made during the audit evidence the fact that you are carefully trying to comply with federal and state laws and to fulfill your stewardship to the citizens of the City of St. George, UT. We wish to thank you for your diligent efforts.

If we can be of additional assistance in any way to further assist you in fulfilling your stewardship, please contact us at any time. We look forward to a continued pleasant professional relationship.

Sincerely,

HintonBurdick, PLLC
HintonBurdick, PLLC
December 27, 2022

December 27, 2022

To: Mayor, City Council, and City Manager

From: Tiffany M. LaJoice, CPA; Finance Manager
Trevor A. Coombs, Administrative Services Director

Subject: Schedule of Findings and Recommendations
Fiscal year audit ended June 30, 2022

The following responses have been made to the audit findings and recommendations of our auditors as they were included in the schedule of findings and recommendations.

2020-002 Finding – Deficit Fund Balance

We agree with the auditor's comments regarding the deficit fund balance in the Central Business District CDA Special Revenue Fund. The deficit fund balance resulted from prior year transactions of both payment of committed public improvements pursuant to a development agreement and the purchase of a hotel in the downtown area of St. George. The Central Business District CDA Special Revenue Fund borrowed cash through interfund loans to fund these transactions and to maintain a positive cash balance, but a negative fund balance has existed since the transactions were recorded. The St. George RDA invoked the Central Business District effective for Fiscal Year 2021-22 and will therefore begin to earn tax increment. It is anticipated that this fund balance will remain in a deficit position until revenues are earned or assets are sold. If revenues will not be adequate to eliminate any deficit, management will consider transfers from other funds to comply with Utah State law.

2022-001 Finding – Budgetary Compliance

We agree with the auditor's comments regarding the expenditures exceeding budgetary limits for certain general fund departments. We had prepared reasonable budget estimates for these departments, including capital expenditures, but we did not properly budget for vehicles and equipment being leased, and the offsetting revenue of proceeds from leases. These lease transactions caused the police and golf department expenditures to exceed budgets. A few other department expenditures exceeded budgets at year end due to unexpected expenditures. We did not prepare budget openings prior to June 30th to account for the additional spending, so the total expenditures exceeded budgets. We will monitor department level budgets more closely and prepare budget openings as needed to avoid this finding in the future.

CONTINUING DISCLOSURE SECTION

CITY OF ST. GEORGE, UT
Continuing Disclousure - Franchise Tax Revenue Bonds, Series 2014
Fiscal Year Ended June 30, 2022

Fiscal Year	Revenues from Electric Suppliers	Revenues from Natural Gas Suppliers	Total Revenues from Pledged Taxes	Percent Change from Prior Year	
2022	$ 5,646,145	$ 1,412,179	$ 7,058,324	6.47%	
2021	5,429,061	1,200,493	6,629,554	7.73%	
2020	5,090,160	1,063,680	6,153,840	1.36%	
2019	5,087,340	983,720	6,071,060	1.62%	
2018	4,970,169	1,003,839	5,974,008	5.63%	
2017	4,727,559	928,272	5,655,831	2.77%	
2016	4,539,711	963,912	5,503,623	5.75%	
2015	4,273,371	930,885	5,204,256	1.88%	
2014	4,136,934	971,495	5,108,429	1.35%	
2013	4,178,110	862,119	5,040,229	10.63%	(1)

(1) The increase in Revenues from Pledged Taxes in 2013 is in part a result of the City's 7% user rate increase on all users with the City's electric system effective July 1, 2012.

Source: The City

CITY OF ST. GEORGE, UT
Continuing Disclousure - Franchise Tax Revenue Bonds, Series 2014
Fiscal Year Ended June 30, 2022

Debt Service Coverage Actual and Projected

Fiscal Year	Total Pledged Taxes (1)	Series 2014 Bonds Debt Service	Coverage
2022	$ 7,058,324	$ 758,475	9.31
2023	7,128,907	762,725	9.35
2024	7,200,196	760,600	9.47
2025	7,272,198	762,100	9.54
2026	7,344,920	762,100	9.64
2027	7,418,369	760,600	9.75
2028	7,492,553	762,475	9.83
2029	7,567,479	759,500	9.96

(1) Projections based on actual fiscal year 2021 Pledged Taxes of $6,629,554 and assuming an annual increase of 1%. The final debt service is due in fiscal year 2029.

CITY OF ST. GEORGE, UT

Balance Sheet - General Fund

(This summary has not been audited)

	For the fiscal year ended June 30				
	2022	2021	2020	2019	2018
ASSETS					
Cash	$ 34,884,942	$ 22,982,328	$ 19,670,637	$ 15,819,174	$ 13,174,208
Accounts receivable	21,857,861	20,303,562	17,592,328	15,031,455	15,079,977
Leases receivable - short term	143,499				
Prepaid items	26,190	836,433	22,680	126,814	739,296
Inventory	201,850	174,045	186,203	189,895	174,618
Notes receivable	769,296	-	-	-	-
Due from other funds	-	-	-	-	-
Leases receivable - long term	7,071,979				
Total assets	$ 64,955,617	$ 44,296,368	$ 37,471,848	$ 31,167,338	$ 29,168,099
LIABILITIES					
Construction bonds held	$ 6,663,222	$ 1,828,907	$ 962,725	$ 438,327	$ 823,308
Due to other funds	-	-	-	-	-
Accrued liabilities	7,334,175	6,080,468	5,803,391	3,509,006	3,035,116
Deferred revenues	2,646,841	1,390,171	1,928,348	427,029	325,541
Total liabilities	16,644,238	9,299,546	8,694,464	4,374,362	4,183,965
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenues - property tax levy	11,700,000	11,000,000	10,100,000	9,800,000	9,600,000
Unavailable revenues - leases	7,109,949				
Total deferred inflows of resources	18,809,949	11,000,000	10,100,000	9,800,000	9,600,000
FUND BALANCES (DEFICITS)					
Nonspendable:					
Inventories & prepaids	228,040	1,010,478	208,883	316,709	913,914
Noncurrent receivables	769,296	-	-	-	-
Restricted for:					
Public safety programs	89,151	64,261	40,192	318,313	391,746
Cemetery perpetual care	-	-	-	194,059	140,056
Reserved for airport	5,012,833	2,406,735	829,153	650,007	475,042
Reserved for notes receivable					
Unassigned:	23,402,110	20,515,348	17,599,156	15,513,888	13,463,376
Total fund balances (deficits)	29,501,430	23,996,822	18,677,384	16,992,976	15,384,134
Total liabilities, deferred inflows and fund balances	$ 64,955,617	$ 44,296,368	$ 37,471,848	$ 31,167,338	$ 29,168,099

Source: Information extracted from the City's audited financial statements. This summary has not been audited.

CITY OF ST. GEORGE, UT
Statement of Net Position - Governmental Activities
(This summary has not been audited)

	For the fiscal year ended June 30				
	2022	2021	2020	2019	2018
ASSETS					
Cash	$ 186,547,238	$ 134,425,931	$ 93,065,910	$ 77,000,260	$ 68,426,687
Accounts receivable (net of allowance for doubtful accounts)	34,099,805	34,013,360	30,563,133	29,487,595	24,257,177
Lease receivable - short term	188,942				
Inventory	201,850	174,045	186,203	189,894	174,618
Net pension assets	15,359,667	1,290,149	514,336	-	247,628
Notes receivable	769,296	-	-	-	-
Internal Balances	(810,503)	(1,047,724)	(1,284,945)	(1,522,165)	(1,759,386)
Prepaid expenses	26,190	836,434	22,681	126,814	739,296
Lease receivable - short term	7,155,386				
Capital assets not being depreciated	142,067,225	117,044,983	111,820,885	116,587,711	98,149,065
Capital assets, net of accumulated depreciation and amortization	328,853,480	330,634,129	320,349,679	292,012,211	289,184,915
Total assets	$ 714,458,576	$ 617,371,307	$ 555,237,882	$ 513,882,320	$ 479,420,000
DEFERRED OUTFLOWS OF RESOURCES					
Deferred outflows related to pensions	7,038,683	5,546,193	5,312,265	10,236,367	10,077,112
Total deferred outflows	$ 7,038,683	$ 5,546,193	$ 5,312,265	$ 10,236,367	$ 10,077,112
LIABILITIES					
Accrued liabilities	$ 11,604,497	$ 7,949,297	$ 9,684,303	$ 10,318,037	$ 4,016,320
Construction bonds held	6,663,222	1,828,907	962,725	438,327	823,308
Compensated absences	3,577,758	3,251,895	2,902,430	2,480,058	2,048,969
Interest payable	129,904	141,592	171,652	206,288	239,575
Unearned revenues	19,092,840	10,028,144	2,437,989	936,667	762,440
Net pension liability	-	3,310,150	11,173,259	20,019,388	11,390,712
Notes payable:					
Due within one year	-	-	-	-	-
Due in more than one year	-	-	-	-	-
Bonds payable:					
Due within one year	3,486,000	3,111,000	3,208,000	3,072,000	2,933,000
Due in more than one year	14,741,989	18,372,356	21,686,024	25,096,692	28,371,358
Leases:					
Due within one year	808,162	604,355	592,203	1,075,620	1,038,960
Due in more than one year	1,693,686	1,147,852	1,752,207	2,344,409	3,420,029
Total liabilities	61,798,058	49,745,548	54,570,792	65,987,486	55,044,671
DEFERRED INFLOWS OF RESOURCES					
Deferred inflows related to pensions	22,286,199	10,927,129	5,697,794	813,078	8,199,753
Property tax levy	16,047,028	14,701,825	14,341,925	13,530,500	14,266,575
Leases	7,235,162				
Total deferred inflows	45,568,389	25,628,954	20,039,719	14,343,578	22,466,328
NET POSITION					
Net investment in capital assets	450,060,964	424,301,957	404,760,478	376,804,913	351,331,058
Restricted for:					
Special revenue and capital projects	81,773,412	58,818,400	43,449,295	30,796,992	31,325,718
Airport	5,012,833	2,406,735	829,153	650,007	475,042
Debt service	358,756	361,079	363,921	772,401	1,453,530
Unrestricted	76,924,847	61,654,827	36,536,789	34,763,310	27,400,765
Total Net Position	$ 614,130,812	$ 547,542,998	$ 485,939,636	$ 443,787,623	$ 411,986,113

Source: Information extracted from the City's audited financial statements. This summary has not been audited.

CITY OF ST. GEORGE, UT
Statement of Revenues, Expenditures and Changes in Fund Balances
Total Governmental Funds
(This summary has not been audited)

	Fiscal Year Ended June 30				
	2022	2021	2020	2019	2018
Revenues:					
Taxes & special assessments	$ 80,383,015	$ 71,697,411	$ 59,454,204	$ 52,600,558	$ 50,545,464
Contributions from other governments	6,002,356	6,549,213	5,928,368	5,590,117	4,153,610
Licenses and permits	4,113,231	3,712,936	4,011,098	2,940,739	3,926,633
Intergovernmental	15,390,800	17,252,881	23,497,676	16,396,023	9,207,635
Charges for services	25,781,108	22,329,584	18,719,982	19,933,360	19,340,572
Fines & forfeitures	995,854	949,234	979,716	1,096,043	1,034,953
Investment income	878,494	589,780	1,741,823	2,061,170	1,134,904
Rents & concessions	306,031	232,177	301,781	116,787	160,947
Miscellaneous	166,034	178,543	306,461	196,537	199,738
Contributions from other sources	1,432,760	1,206,772	639,848	613,799	1,177,186
Capital development fees	14,913,639	9,946,230	7,559,509	6,073,406	7,179,713
Total revenues	150,363,322	134,644,761	123,140,466	107,618,539	98,061,355
Expenditures:					
Current:					
General government	13,620,517	16,200,091	11,010,171	10,910,586	9,761,191
Public safety	31,154,515	23,981,449	24,454,387	23,569,809	22,026,220
Highways & public improvements	17,657,316	16,220,392	17,168,423	14,384,923	11,187,758
Parks, recreation & public property	16,293,262	13,123,497	14,461,755	15,475,325	15,077,434
Community development & golf	13,649,539	9,261,324	11,433,246	9,618,959	9,831,316
Capital outlay	28,566,882	24,686,942	30,042,841	26,837,725	12,869,653
Debt service					
Capital leases	-	-	-	-	102,350
Principal	2,990,400	3,112,620	2,976,310	2,842,000	14,538,570
Interest & admin charges	606,163	700,833	731,750	831,002	1,277,869
Total expenditures	124,538,594	107,287,148	112,278,883	104,470,329	96,672,361
Excess (deficiency) of revenues over expenditures	25,824,728	27,357,613	10,861,583	3,148,210	1,388,994
Other financing sources (uses):					
Transfers in	41,743,601	43,568,620	22,234,663	24,746,290	14,460,884
Transfers out	(35,610,924)	(38,467,872)	(18,857,717)	(22,177,695)	(12,453,321)
Payments to other taxing agencies			(830,210)	(898,210)	(892,210)
Unbilled utility services	-	-	(864,210)	(833,059)	(443,079)
Contributions from private sources					
Proceeds from sale of capital assets	120,320	6,438,445	3,249,882	3,956,011	3,617,493
Contributions from other governments	-	-	-	-	-
Proceeds of bonds, notes, or lease	1,626,182	-	-	-	1,215,467
Premium on refunding bonds	-	-	-	-	9,593,929
Total other financing sources (uses)	7,879,179	11,539,193	4,932,408	4,793,337	15,099,163
Net change in fund balances	33,703,907	38,896,806	15,793,991	7,941,547	16,488,157
Restatement to beginning fund balance	76,667		(809,890)		
Fund balances, beginning of year,	133,049,223	94,152,417	79,168,316	71,226,769	54,738,612
Fund balances (deficit), end of year	$ 166,829,797	$ 133,049,223	$ 94,152,417	$ 79,168,316	$ 71,226,769

Source: Information extracted from the City's audited financial statements. This summary has not been audited.

Comparative Property Tax Rates Within Washington County

Tax Levying Entity	2022	2021	2020	2019	2018
Hurricane	0.002125	0.002415	0.002565	0.002819	0.003079
Ivins	0.001215	0.001324	0.001363	0.001527	0.001617
LaVerkin	0.002240	0.002534	0.002817	0.003140	0.003417
St. George City	0.001020	0.001163	0.001207	0.001328	0.001432
Washington City	0.001001	0.001104	0.001149	0.001256	0.001337

(Source: Washington County Auditor)

Overlapping General Obligation Debt of the City
See Statistical Section of the ACFR

General Obligation Legal Debt Limit and Additional Debt Incurring Capacity
See Statistical Section of the ACFR

Assessed and Estimated Fair Market Values of Taxable Property
See Statistical Section of the ACFR

Summary of Taxable Values
See Statistical Section of the ACFR

Historical Property Tax Rates
See Statistical Section of the ACFR

Property Tax Levies and Collections
See Statistical Section of the ACFR

Principal Property Taxpayers in the City
See Statistical Section of the ACFR

DEBT STRUCTURE

Series	Purpose	Original Amount	Final Maturity Date	Current Balance Outstanding
Outstanding General Obligation Indebtedness				
2010	Parks and Rec Refunding	$ 5,395,000	August 1, 2023	$ 3,490,000
2014	Parks and Rec Refunding	$ 7,830,000	August 1, 2025	$ -
			Total	$ 3,490,000
Outstanding Excise Tax Revenue Bond Indebtedness				
2017	Refunding/Airport	$ 8,675,000	June 1, 2034	$ 6,545,000
			Total	$ 6,545,000
Outstanding Franchise Tax Revenue Bond Indebtedness				
2014	Roads	$ 8,150,000	December 1, 2028	$ 4,535,000
2015	Park Improvements	$ 7,898,000	June 1, 2025	$ 2,483,000
			Total	$ 7,018,000
Outstanding Water Revenue Bond Indebtedness				
2012	Water System Improvements	$ 3,830,000	July 1, 2025	$ 1,555,000
			Total	$ 1,555,000
Outstanding Electric Revenue Bond Indebtedness				
2016	Electric Refunding	$ 40,625,000	June 1, 1938	$ 35,250,000
2016B	Electric Refunding	$ 10,336,000	June 1, 2025	$ 3,615,000
			Total	$ 38,865,000
Outstanding Wastewater Treatment Revenue Bond Indebtedness				
2020	Treatment Improvements	$ 36,090,000	April 1, 2045	$ 34,265,000
			Total	$ 34,265,000

Debt Ratios

Direct General Obligation Debt is 0.0270% of 2021 Taxable Value.

Total Direct and Overlapping General Obligation Debt is 1.1423% of 2021 Taxable Value.

Per Captia Direct General Obligation Debt is $33 based on the estimated population of 105,000.

Per Capita Direct and Overlapping General Obligation Debt is $1,408 based on estimated poplulation.

CITY OF ST. GEORGE, UT
CONTINUING DISCLOSURE - SALES TAX REVENUE BONDS
FISCAL YEAR ENDED JUNE 30, 2022

Historical Revenues

The following table shows the amounts of Pledged Sales and Use Taxes received by the City in the last ten fiscal years.

Fiscal Year Ending June 30	Pledged Sales and Use Taxes	% Change from Prior Year
2022	$ 35,030,370	16.90%
2021	29,967,205	23.21%
2020	24,321,782	9.07%
2019	22,299,586	5.85%
2018	21,067,521	9.33%
2017	19,268,824	9.08%
2016	17,665,339	7.58%
2015	16,420,259	6.54%
2014	15,412,412	6.28%
2013	14,501,038	N/A

Source: City's Comprehensive Annual Financial Report

Total County TRCC Taxes

Calendar Year	TRCC Taxes	% Change From Prior Year
2021	$ 5,621,909	36.51%
2020	4,118,455	-1.39%
2019	4,176,656	6.49%
2018	3,922,181	7.67%
2017	3,642,651	6.90%
2016	3,407,391	8.28%
2015	3,146,736	8.90%
2014	2,889,543	11.36%
2013	2,594,799	7.91%
2012	2,404,620	N/A

This table shows the total amount of TRCC Taxes received by the County for the last ten calendar years. Only *Pledged* TRCC Taxes, which are capped at $700,000 annually, are pledged to the payment of the Series 2017 Bonds.

(Source: Audited Financial Statement for Washington County, Utah. County Tourism, Recreation, Cultural and Convention (TRCC) taxes are accounted for in the Recreation Special Revenue Fund.

CITY OF ST. GEORGE, UT
WATER UTILITY FUND
ACTUAL REVENUES, EXPENSES, AND
DEBT SERVICE COVERAGE

FISCAL YEAR ENDING 6/30	WATER SALES REVENUES	OTHER REVENUES (1)	INTEREST INCOME (2)	TOTAL REVENUES	O & M EXPENSE	NET REVENUES	2013 Refunding Debt Service	2003 Refunding Debt Service	2004 Bond Debt Service	2011 Refunding Debt Service	2012 Refunding Debt Service	TOTAL DEBT SERVICE (3)	TOTAL DEBT SERVICE COVERAGE
2013	$ 16,447,677	$ 2,305,708	$ 11,226	$ 18,764,611	$ 11,896,822	$ 6,867,789	$ -	$ 1,254,300	$ 672,000	$ 188,900	$ 78,978	$ 2,194,178	3.13
2014	17,641,536	2,507,224	4,968	20,153,728	12,529,566	7,624,162	133,485	1,071,275	1,433,500	858,000	99,413	3,595,673	2.12
2015	17,812,897	1,101,221	16,990	18,931,108	12,180,284	6,750,824	1,205,208		1,435,000	858,700	99,413	3,598,321	1.88
2016	19,036,132	1,093,876	49,301	20,179,309	12,854,841	7,324,468	1,200,428			857,275	332,063	2,389,766	3.06
2017	21,574,731	1,491,633	109,972	23,176,336	14,418,332	8,758,004	1,198,503			853,650	416,463	2,468,616	3.55
2018	23,243,189	1,844,640	254,406	25,342,235	15,452,205	9,890,030				857,750	409,963	1,267,713	7.80
2019	23,905,497	1,803,232	497,277	26,206,006	16,712,779	9,493,227				859,200	413,363	1,272,563	7.46
2020	26,327,537	1,844,394	394,738	28,566,669	17,427,061	11,139,608				854,900	411,188	1,266,088	8.80
2021	29,741,397	2,910,648	66,500	32,718,545	19,791,976	12,926,569					412,988	412,988	31.30
2022	29,668,058	3,344,490	87,190	33,099,738	19,600,616	13,499,122					418,594	418,594	32.25

(1) Other Revenues consist of impact fees and connection fees.

(2) Interest Income consists of interest earnings on various funds and accounts of the System.

(3) Total debt service may differ from statement of cash flows because of amortization of bond discounts and/or premiums which reduce interest expense

CITY OF ST. GEORGE, UT
WATER UTILITY ENTERPRISE FUND
BALANCE SHEET

	Fiscal Year Ended June 30						
	2022	2021	2020	2019	2018	2017	2016
ASSETS							
Current Assets:							
Cash	$ 16,921,282	$ 10,228,558	$ 12,272,017	$ 14,634,437	$ 13,864,310	$ 9,762,237	$ 6,080,797
Restricted Cash	394,288	394,309	383,681	524,245	596,056	585,395	1,815,176
Accts. Receivable	4,777,430	4,716,376	4,131,256	3,390,605	3,598,051	3,097,625	2,763,868
Inventory	801,789	633,328	812,046	684,798	617,416	639,747	619,014
Net pension assets	1,458,513	127,703	51,190	-	25,509	4,852	9,455
Bond Discounts	4,419	5,892	7,365	8,838	18,877	28,916	38,955
Prepaid Expenses	-	-	-	1,553	5,980	-	-
Total Current Assets	24,357,721	16,106,166	17,657,555	19,244,476	18,726,199	14,118,772	11,327,265
Property, Plant & Equipment							
Improvements	193,278,110	188,194,024	174,834,918	162,707,394	155,151,523	149,641,175	144,825,655
Less Accum. Depr.	(66,994,890)	(63,816,975)	(60,430,437)	(57,145,644)	(54,141,247)	(51,374,588)	(48,644,910)
Net prop. plant & equip.	126,283,220	124,377,049	114,404,481	105,561,750	101,010,276	98,266,587	96,180,745
Deferred Outflow of Resources							
Deferred outflow related to pensions	704,021	556,869	536,406	1,026,923	1,011,030	963,310	735,588
TOTAL ASSETS	$ 151,344,962	$ 141,040,084	$ 132,598,442	$ 125,833,149	$ 120,747,505	$ 113,348,669	$ 108,243,598
LIABILITIES & FUND EQUITY							
Current Liabilities:							
Accrued Liabilities	$ 2,633,548	$ 2,784,329	$ 2,888,634	$ 2,194,452	$ 2,798,786	$ 1,969,588	$ 1,533,015
Net pension liability	-	383,078	1,158,569	2,038,992	1,179,653	1,664,159	1,405,048
Deposits payable	631,840	601,256	541,372	451,333	448,150	422,468	381,205
Total Current Liabilities	3,265,388	3,768,663	4,588,575	4,684,777	4,426,589	4,056,215	3,319,268
Long-Term Liabilities:							
Compensated absences	432,664	420,813	396,139	349,863	296,643	254,294	228,850
Bonds Payable & Premiums	1,581,102	1,954,803	2,313,504	3,492,204	4,658,662	5,790,119	8,087,576
Notes payable	-	-	18,800	28,800	38,800	48,800	58,800
Deferred revenue	-	74,764	135,665	232,251	232,251	232,251	-
Total long-term liabilities	2,013,766	2,450,380	2,864,108	4,103,118	5,226,356	6,325,464	8,375,226
Deferred Inflow of Resources							
Deferred inflow related to pensions	2,210,576	1,090,406	574,669	88,510	824,862	270,034	196,050
TOTAL LIABILITIES	7,489,730	7,309,449	8,027,352	8,876,405	10,477,807	10,651,713	11,890,544
FUND EQUITY							
Contributed Capital:							
Subdivisions	278,131	278,131	278,131	278,131	278,131	278,131	278,131
Government Agencies	19,130,652	19,130,652	19,130,652	19,130,652	19,130,652	19,130,652	19,130,652
Total Contributions	19,408,783	19,408,783	19,408,783	19,408,783	19,408,783	19,408,783	19,408,783
Net Position: *							
Reserved for bond retirement	394,288	394,309	383,681	524,245	596,056	585,395	1,815,176
Unreserved	124,052,161	113,927,543	104,778,626	97,023,716	90,264,859	82,702,778	75,129,095
Total net position *	124,446,449	114,321,852	105,162,307	97,547,961	90,860,915	83,288,173	76,944,271
TOTAL FUND EQUITY	143,855,232	133,730,635	124,571,090	116,956,744	110,269,698	102,696,956	96,353,054
TOTAL LIABILITIES & EQUITY	$ 151,344,962	$ 141,040,084	$ 132,598,442	$ 125,833,149	$ 120,747,505	$ 113,348,669	$ 108,243,598

* Formerly known as Retained Earnings

Source: City's Comprehensive Annual Financial Reports

CITY OF ST. GEORGE, UT
WATER UTILITY ENTERPRISE FUND
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN RETAINED EARNINGS

	Fiscal Year Ended June 30						
	2022	2021	2020	2019	2018	2017	2016
Operating Revenues:							
Charges for services	$ 29,668,058	$ 29,741,397	$ 26,327,537	$ 23,905,497	$ 23,243,189	$ 21,574,731	$ 19,036,132
Impact fees & Other	3,344,490	2,910,648	1,844,394	1,734,069	1,686,361	1,422,621	1,023,108
Total operating revenues	33,012,548	32,652,045	28,171,931	25,639,566	24,929,550	22,997,352	20,059,240
Operating Expenses:							
Water purchased	9,296,050	10,073,982	8,192,647	6,855,231	6,474,102	5,979,683	5,029,845
Salary and Wages	4,034,052	3,609,673	3,421,518	3,213,069	2,949,497	2,777,179	2,555,079
Service vehicle expense	262,175	210,728	204,705	241,975	200,198	189,946	164,491
Equipment rental	41,541	46,437	43,563	39,844	27,104	38,340	45,041
Depreciation	3,544,361	3,455,424	3,349,840	3,156,015	2,978,962	2,822,587	2,741,614
Bad debts	-	-	-	-	-	-	-
Payroll tax & benefits	1,033,489	1,275,517	1,612,733	1,565,345	1,328,466	1,381,808	1,082,851
Office supplies	631,877	604,459	512,941	508,610	430,021	349,132	291,492
Professional services	105,359	221,848	194,920	278,615	126,391	106,816	166,969
R & M - equipment & building	1,134,882	1,166,813	828,052	1,466,508	1,466,768	1,264,645	1,338,313
Insurance & surety bonds	71,509	45,932	48,714	56,377	59,726	76,389	80,577
Utilities	1,389,091	1,061,453	934,000	1,007,794	987,954	970,815	921,591
Travel	43,620	15,614	24,017	53,451	30,504	36,775	30,069
Miscellaneous	947	475	1,436	2,199	705	1,524	186
Subscriptions	6,024	9,045	7,813	23,760	70,770	45,280	35,365
Billing & administration	1,550,000	1,450,000	1,400,000	1,400,000	1,300,000	1,200,000	1,100,000
Total operating expenses	23,144,977	23,247,400	20,776,899	19,868,793	18,431,168	17,240,919	15,583,483
Operating income	9,867,571	9,404,645	7,395,032	5,770,773	6,498,382	5,756,433	4,475,757
Non-operating Rev. (Exp.):							
Interest income	87,190	66,500	394,738	497,277	254,406	109,972	49,301
Rent	-	-	-	-	-	-	-
Miscellaneous	21,212	14,821	12,790	13,595	24,391	14,458	36,606
Gain on bond refunding	-	-	-	-	-	-	-
Gain on sale of assets	5,099	14,115	27,481	47,499	133,889	20,505	(12,972)
Federal and state grants	-	-	-	-	-	34,049	34,162
Insurance claim proceeds	1,127	-	1,926	8,069	-	-	-
Interest charges	(39,874)	(49,912)	(81,487)	(100,730)	(131,043)	(154,965)	(206,406)
Total Non-operating	74,754	45,524	355,448	465,710	281,643	24,019	(99,309)
Net Income (loss)	9,942,325	9,450,169	7,750,480	6,236,483	6,780,025	5,780,452	4,376,448
Transfers (to) from other funds	182,272	(290,624)	69,161	450,564	792,716	563,451	427,732
Salary Accrual Restatement			(205,295)				
Net position at July 1 *	114,321,852	105,162,307	97,547,961	90,860,914	83,288,173	76,944,270	72,140,090
Net position at June 30 *	$ 124,446,449	$ 114,321,852	$ 105,162,307	$ 97,547,961	$ 90,860,914	$ 83,288,173	$ 76,944,270

* Formerly known as Retained earnings

Source: City's Comprehensive Annual Financial Reports

CITY OF ST. GEORGE, UT
Continuing Disclosure
Water Revenue Refunding Bonds, Series 2012
Fiscal Year Ended June 30, 2022

WATER SUPPLY

The City of St. George owns and operates its own culinary water and pressurized irrigation distribution systems, which consists of certain water rights and sources, a treatment facility, storage facilities, transmission and distribution pipelines, chlorination facilities, and booster pump stations.

The City of St. George purchases most of it drinking water through the Washington County Water Conservancy District (WCWCD). Water purchased from the WCWCD is produced at the Quail Creek Water Treatment Plant or through groundwater wells in the Sand Hollow Reservoir area. In addition to water purchased from the WCWCD, the City produces culinary and secondary irrigation water through a combination of groundwater wells and springs. The City owns and operates several springs in the Mountain Springs complex, which is located approximately 18 miles northeast of the City. The City owns and operates several groundwater wells and a water treatment facility in the Gunlock Well Field, located approximately 14 miles west of the City. The City also owns and operates several groundwater wells in the Snow Canyon Well Field, located approximately 9 miles northwest of the City, the Ledges area wells, located in the northwest corner of the City, the City Creek and Mill Creek wells, located approximately 4 miles northeast of the City, and the West City Springs, located in the northern portion of the City.

Water produced from these sources flows or is pumped to various drinking water storage facilities throughout the City. From these storage facilities, water generally gravity flows to customers throughout the City. A total of 11 booster pump stations are required to distribute the drinking water to storage facilities throughout the City.

There are approximately 815 miles of waterlines throughout the culinary water transmission and distribution system, ranging from 2 inches to 72 inches in diameter. Pipeline materials include welded steel, cast iron, ductile iron, HDPE, and PVC, with PVC being the predominate pipeline material used.

Most of the water provided for outside irrigation of City owned facilities is of secondary irrigation quality. There are also a limited number of residential customers who are provided secondary irrigation quality water for outside irrigation purposes. The City is expanding its secondary irrigation distribution system and now requires the use of secondary irrigation quality water for all future development within the City.

The following table sets forth the total culinary water production for fiscal years 2018 through 2022 and the capacity of various water sources of the City's system:

	Gunlock	Snow Canyon	Ledges	City Creek	West City Springs	Mountain Springs	Mill Creek	WCWCD	TOTAL
FY2018									
Total (Gallons)									
Total Average (GPM)	983.26	933.66	1,125.23	996.90	332.92	1,156.85	1,118.41	11,817.06	18,464
Total Average (CFS)	2.19	2.08	2.51	2.22	0.74	2.58	2.49	26.34	41.15
Peak Month (Gallons)	47,375,630	75,148,145	67,991,431	48,691,600	16,813,400	113,744,000	59,960,742	956,859,000	1,386,583,948
Peak Month Avg. (GPM)	1,096.66	1,739.54	1,573.88	1,127.12	389.20	2,632.96	1,387.98	22,149.51	32,097
Peak Month Avg (CFS)	2.44	3.88	3.51	2.51	0.87	5.87	3.09	49.37	72
Total Annual (AF)	1,586	1,506	1,815	1,608	537	1,866	1,804	19,061	29,783
Pump Capacity (GPM)	8,700	1,950	1,500	1,300	425	N/A	1,500	N/A	
FY2019									
Total (Gallons)									
Total Average (GPM)	792.31	859.26	947.92	853.07	329.92	1,290.14	928.70	12,383.70	18,385
Total Average (CFS)	1.77	1.92	2.11	1.90	0.74	2.88	2.07	27.61	40.98
Peak Month (Gallons)	47,517,366	46,917,953	54,961,660	45,603,500	18,295,200	165,776,000	63,808,397	994,991,000	1,437,871,076
Peak Month Avg. (GPM)	1,099.94	1,086.06	1,272.26	1,055.64	423.50	3,837.41	1,477.05	23,032.20	33,284
Peak Month Avg (CFS)	2.45	2.42	2.84	2.35	0.94	8.55	3.29	51.34	74
Total Annual (AF)	1,278	1,386	1,529	1,376	532	2,081	1,498	19,975	29,655
Pump Capacity (GPM)	8,700	1,950	1,500	1,300	425	N/A	1,500	N/A	
FY2020									
Total (Gallons)	408,811,780	429,495,027	500,745,798	429,451,800	330,472,325	1,183,249,000	637,387,600	6,168,995,000	10,088,608,330
Total Average (GPM)	797.46	837.81	976.80	837.73	644.65	2,308.15	1,243.34	12,033.78	19,680
Total Average (CFS)	1.78	1.87	2.18	1.87	1.44	5.15	2.77	26.83	43.87
Peak Month (Gallons)	48,307,583	76,738,534	58,030,688	46,329,300	44,342,100	199,348,000	63,917,100	934,470,000	1,471,483,305
Peak Month Avg. (GPM)	1,118.23	1,776.35	1,343.30	1,072.44	1,026.44	4,614.54	1,479.56	21,631.25	34,062
Peak Month Avg (CFS)	2.49	3.96	2.99	2.39	2.29	10.29	3.30	48.22	75.93
Total Annual (AF)	1,254.60	1,318.07	1,536.73	1,317.94	1,014.18	3,631.26	1,956.07	18,931.95	30,961
Pump Capacity (GPM)	8,700	1,950	1,500	1,300	425	N/A	1,500	N/A	
FY2021									
Total (Gallons)	714,435,914	541,157,150	606,856,935	476,271,500	168,831,000	609,317,080	626,385,700	6,406,708,000	10,149,963,279
Total Average (GPM)	1,393.64	1,055.63	1,183.79	929.06	329.34	1,188.59	1,221.88	12,497.48	19,799
Total Average (CFS)	3.11	2.35	2.64	2.07	0.73	2.65	2.72	27.86	44.14
Peak Month (Gallons)	151,335,028	50,703,543	56,261,057	43,182,100	17,151,000	100,719,000	56,870,400	1,067,747,000	1,543,969,128
Peak Month Avg. (GPM)	3,503.13	1,173.69	1,302.34	999.59	397.01	2,331.46	1,316.44	24,716.37	35,740
Peak Month Avg (CFS)	7.81	2.62	2.90	2.23	0.89	5.20	2.93	55.10	79.67
Total Annual (AF)	2,192.52	1,660.75	1,862.38	1,461.62	518.12	1,869.93	1,922.31	19,661.46	31,149
Pump Capacity (GPM)	8,700	1,950	1,500	1,300	425	N/A	1,500	N/A	
FY2022									
Total (Gallons)	1,264,891,556	436,106,273	526,662,400	462,370,800	172,892,000	490,642,000	551,814,700	4,839,769,200	8,745,148,929
Total Average (GPM)	2,467.41	850.71	1,027.35	901.94	337.26	957.09	1,076.42	9,440.87	17,059
Total Average (CFS)	5.50	1.90	2.29	2.01	0.75	2.13	2.40	21.05	38.03
Peak Month (Gallons)	151,812,983	64,745,087	54,363,500	49,293,800	16,659,000	70,655,000	53,350,000	740,644,000	1,201,523,370
Peak Month Avg. (GPM)	3,514.19	1,498.73	1,258.41	1,141.06	385.63	1,635.53	1,234.95	17,144.54	27,813
Peak Month Avg (CFS)	7.83	3.34	2.81	2.54	0.86	3.65	2.75	38.22	62.00
Total Annual (AF)	3,881.81	1,338.36	1,616.27	1,418.96	530.59	1,505.73	1,693.46	14,852.71	26,838
Pump Capacity (GPM)	8,700	1,950	1,500	1,300	425	N/A	1,500	N/A	

WATER TREATMENT

The City owned and operated a water treatment facility at Quail Creek reservoir until approximately 2006. At that time, the facility was turned over to the Washington County Water Conservancy District (WCWCD), who now manages and maintains the facility. The City purchases treated water from WCWCD.

The City has completed construction of a water treatment facility in the Gunlock Well Field area. This treatment plant is designed to remove arsenic from the groundwater in the well field, so that it meets current drinking water standards for arsenic concentration. The Gunlock water treatment facility allows the City to fully utilize its water resources within the Gunlock Well Field.

WATER STORAGE FACILITIES

The System currently includes the following water storage facilities:

Storage Facility	**Type of Facility**	**Storage Capacity**
Country Club Tank	Steel Tank	900,000
Bloomington Area Tank (BAT)	Steel Tank	5,100,000
Bloomington Hills Upper Tank	Steel Tank	2,200,000
Quail Creek WTP #1	Concrete Tank	9,100,000
Quail Creek WTP #2	Steel Tank	8,900,000
Southgate Tank	Steel Tank	900,000
Main Street Tank	Steel Tank	1,900,000
Green Tank	Steel Tank	1,600,000
GAP Tank	Steel Tank	1,900,000
Old Concrete Tank	Concrete Tank	1,100,000
Middleton Tank	Steel Tank	2,200,000
Industrial Tank	Hypalon Tank	2,000,000
Snow Canyon Tank 1	Concrete Tank	2,600,000
Snow Canyon Tank 2	Concrete Tank	2,600,000
Gunlock Tank	Steel Tank	3,000,000
T-Bone Mesa Tank	Steel Tank	3,000,000
Stone Cliff Tank	Steel Tank	300,000
Ledges East Tank	Concrete Tank	3,000,000
Airport Tank	Concrete Tank	2,000,000
East Bloomington Tank	Concrete Tank	4,000,000
Stone Cliffs Upper Tank	Concrete Tank	350,000
	Total Storage Capacity	58,650,000

Total approximate storage capacity of all storage facilities: 58,650,000 gallons.

WATER IMPACT FEES – Culinary Water, Effective March 3, 2021

Meter Size	**Impact Fees**
3/4" meter	$1,996.00
1" meter	4,311.00
1 1/2" meter	14,311.00
2" meter	23,034.00
3" meter	51,896.00
4" meter	91,816.00
6" meter	207,584.00

WATER RATES – Effective July 1, 2021

Gallons	3/4" Meter Monthly Fee	Charge Per 1000 Gallons
Base Fee	$20.75	
0-7,500	8.25	1.10
7,501-15,000	12.00	1.60
15,001-22,500	14.25	1.90
22,501-30,000	16.50	2.20
30,001-37,500	19.88	2.65
37,501-45,000	23.25	3.10
Over 45,000	-	3.65

Gallons	1" Meter Monthly Fee	Charge Per 1000 Gallons
Base Fee	51.88	
0-15,000	16.50	1.10
15,001-30,000	24.00	1.60
30,001-45,000	28.50	1.90
45,001-60,000	33.00	2.20
60,001-75,000	39.75	2.65
75,001-90,000	46.50	3.10
Over 90,000	-	3.65

Gallons	1 1/2" Meter Monthly Fee	Charge Per 1000 Gallons
Base Fee	$83.34	
0-30,000	33.00	1.10
30,001-60,000	48.00	1.60
60,001-90,000	57.00	1.90
90,001-120,000	66.00	2.20
120,001-150,000	79.50	2.65
150,001-180,000	93.00	3.10
Over 180,000	-	3.65

Gallons	2" Meter Monthly Fee	Charge Per 1000 Gallons
Base Fee	$148.15	
0-50,000	55.00	1.10
50,001-100,000	80.00	1.60
100,001-150,000	95.00	1.90
150,001-200,000	110.00	2.20
200,001-250,000	132.50	2.65
250,001-300,000	155.00	3.10
Over 300,000	-	3.65

Gallons	3" Meter Monthly Fee	Charge Per 1000 Gallons
Base Fee	$333.35	
0-100,000	110.00	1.10
100,001-200,000	160.00	1.60
200,001-300,000	190.00	1.90
300,001-400,000	220.00	2.20
400,001-500,000	265.00	2.65
500,001-600,000	310.00	3.10
Over 600,000	-	3.65

Gallons	4" Meter Monthly Fee	Charge Per 1000 Gallons
Base Fee	$592.62	
0-200,000	220.00	1.10
200,001-400,000	320.00	1.60
400,001-600,000	380.00	1.90
600,001-800,000	440.00	2.20
800,001-1,000,000	530.00	2.65
1,000,001-1,200,000	620.00	3.10
Over 1,200,000	-	3.65

Gallons	6" Meter Monthly Fee	Charge Per 1000 Gallons
Base Fee	$1,333.39	
0-300,000	330.00	1.10
300,001-600,000	480.00	1.60
600,001-900,000	570.00	1.90
900,001-1,200,000	660.00	2.20
1,200,001-1,500,000	795.00	2.65
1,500,001-1,800,000	930.00	3.10
Over 1,800,000	-	3.65

WATER METERS

Year (as of June)	Water Meters
2018	27,128
2019	28,149
2020	29,369
2021	30,968
2022	32,666

PLANNED CAPITAL IMPROVEMENTS

The City's current capital improvement plan for the System includes construction of water storage facilities, various transmission and distribution pipelines, wells, and pump stations. In addition, the capital improvements plan includes the expansion of the pressurizes secondary irrigation system to developing areas within the City. The total estimated capital improvements cost are:

Estimated Total Cost	Fiscal Year
$39,330,000	2023
27,006,000	2024
10,418,000	2025
17,370,000	2026
5,460,000	2027

The City does not currently expect to issue any Additional Bonds pursuant to the General Indenture during the next five years.

PRODUCTION COSTS AND AVERAGE REVENUE ANALYSIS

See Statistical Section

CITY OF ST. GEORGE, UT
Continuing Disclosure - 1997A Washington County/St. George Interlocal Agency
Fiscal Year Ended June 30, 2022

Pursuant to the Continuing Disclosure Agreement for the above referenced bonds.

Sublease Rentals - The following table shows the revenues produced from the imposition of the Innkeepers Tax for the last ten fiscal years:

Fiscal Year Ended June 30	Innkeepers Tax Revenue
2013	$ 477,023
2014	529,977
2015	585,077
2016	661,250
2017	758,615
2018	787,109
2019	792,310
2020 *	677,825
2021 *	1,093,224
2022	1,258,202

The following table shows the total sales tax revenues collected in the City of St. George for the last five fiscal years.

Fiscal Year June 30	Sales Tax Revenues	Percent Increase from prior year
2018	$ 21,067,521	9.33%
2019	22,299,586	5.85%
2020	24,321,782	9.07%
2021	29,967,205	23.21%
2022	35,030,370	16.90%

Tax Revenues by Source (Last ten fiscal years)
See Statistical section of ACFR

Debt Structure
See Statistical section of ACFR

Debt Ratios
See continuing disclosure on 2010 General Obligation Parks and Recreation bonds

Historical Summaries of taxable value
See Statistical section of ACFR

* Covid lockdowns decreased tourism revenues in Fiscal Year 2020. When restrictions were lifted in Utah, the City of St. George saw significant increases in innkeeper tax revenues, especially due to tourists visiting from other locations still experiencing lockdowns.

CITY OF ST. GEORGE, UT
CONTINUING DISCLOSURE - ELECTRIC REVENUE BONDS
FISCAL YEAR ENDED JUNE 30, 2022

TABLE I - SYSTEM RATES

	Customer Charge (per month)	Energy Charge (per kWh)	Demand Charge (per kW)	Average Monthly Bill
Residential Service				
0-800 kWh (per kWh)	**$ 18.65**	**$ 0.075053**		**$ 97.18**
Over 800 kWh (per kWh)		**0.081320**		
Commercial Service				
Small General Service	**13.55**			**156.43**
0-1,500 kWh (per kWh)		**$ 0.083995**		
Next 8,500 kWh (per kWh)		**0.091592**		
Over 10,000 kWh (per kWh)		**0.106037**		
0-10 kW (per kW)			**$ -**	
Over 10 kW (per kW)			**9.70**	
Large General Service	**70.68**			**2,907.95**
0-10,000 kWh (per kWh)		**$ 0.061311**		
Over 10,000 kWh (per kWh)		**0.046224**		
0-5 kW (per kW)			**-**	
Over 5 kW (per kW)			**13.47**	
Agricultural Service	**13.55**			
0-1,500 kWh (per kWh)		**$ 0.083995**		
Next 8,500 kWh (per kWh)		**0.091592**		
Over 10,000 kWh (per kWh)		**0.106037**		

TABLE II - AVERAGE REVENUE FROM RATES

	Average Revenue $ per kWh	Average Monthly Bills Summer May-Oct	Average Monthly Bills Winter Nov-Apr
Residential Service	**$ 0.09887**	**$ 121.76**	**$ 76.41**
Small Commercial (includes demand)	**0.10710**	**189.61**	**129.99**
Large Commercial (includes demand)	**0.08694**	**3,309.66**	**2,519.49**

CITY OF ST. GEORGE, UT
CONTINUING DISCLOSURE - ELECTRIC REVENUE BONDS
FISCAL YEAR ENDED JUNE 30, 2022

TABLE III - Summary of Kilowatt Hours and Production Costs

Year	kWh	Cost per kWh
2011	767,286,024	0.06952
2012	833,069,170	0.06864
2013	858,664,250	0.06892
2014	858,404,040	0.07183
2015	864,631,300	0.07216
2016	853,857,700	0.07215
2017	798,508,970	0.07724
2018	775,472,690	0.07919
2019	784,934,774	0.08312
2020	768,242,310	0.08504
2021	832,506,242	0.08258
2022	792,548,542	0.09297

TABLE IV - Ten Largest Customers of the System

Name	Type of Business	kWh	% of City's kWh Billed
St George Regional Hospital (Multiple Campuses)	Hospital	40,843,666	5.5233%
Dixie State University DBA Utah Tech University	State University	19,776,422	2.6744%
Tonaquint Data Center Inc.	Data Center	13,469,925	1.8215%
Smith's Food & Drug (Multiple Locations)	Grocery Store	5,065,544	0.6850%
Costco Wholesale	Large Box Store	4,350,993	0.5884%
Harmon's City Inc	Grocery Store	3,495,131	0.4726%
Washington Co Water Conservancy District	Water Agency	3,041,067	0.4112%
Entrada Property Owners Association	Home Owners Assoc	3,006,493	0.4066%
TDS Broadband Service LLC	Telecommunications	2,334,923	0.3158%
Berry's Manufacturing	Manufacturing	2,299,898	0.3110%
		97,684,062	13.2099%

CITY OF ST. GEORGE, UT
CONTINUING DISCLOSURE - ELECTRIC REVENUE BONDS
FISCAL YEAR ENDED JUNE 30, 2022

TABLE V Historical and Projected Operating Results

								BUDGETED				
	2015 *	2016	2017	2018	2019	2020	2021 **	2022	2023	2024	2025	2026
Sources of Funds:												
Service Charges/User Fees	$ 61,638,828	$ 61,163,385	$ 61,377,703	$ 61,997,301	$ 63,109,349	$ 62,785,329	$ 66,384,900	$ 68,123,119	$ 69,996,892	$ 70,239,621	$ 71,974,517	$ 72,716,763
Other operating revenues	16,039	108,475	53,613	10,307	78,080	20,926	-	42,939	295,000	250,000	250,000	250,000
Impact fees	1,734,012	1,692,126	4,897,962	3,352,539	3,021,538	3,500,735	4,006,473	4,162,455	4,000,000	3,000,000	2,000,000	2,000,000
Total sources of funds	63,388,879	62,963,986	66,329,278	65,360,147	66,208,967	66,306,990	70,391,373	72,328,513	74,291,892	73,489,621	74,224,517	74,966,763
Uses of Funds:												
Electricity purchased	39,634,354	35,957,027	36,582,442	36,855,979	39,134,672	38,219,843	40,785,983	44,962,101	43,895,613	40,433,100	38,597,067	39,060,660
Natural gas purchased	4,886,601	6,137,399	5,530,157	5,113,031	5,564,979	6,078,343	7,058,622	7,229,119	5,413,258	10,756,419	10,735,782	10,732,823
Operating costs	8,973,457	10,938,679	10,477,968	10,977,372	11,959,725	12,288,164	12,014,107	12,691,646	14,852,565	15,595,193	16,374,953	17,193,700
Total O & M Expenses	53,494,412	53,033,105	52,590,567	52,946,382	56,659,376	56,586,350	59,858,712	64,882,866	64,161,436	66,784,712	65,707,801	66,987,183
Net Operating Revenues	9,894,467	9,930,881	13,738,711	12,413,765	9,549,591	9,720,640	10,532,661	7,445,647	10,130,456	6,704,910	8,516,717	7,979,579
Non-operating Revenues (Expenses)												
Interest income	45,582	77,438	177,515	366,856	604,044	446,628	93,136	86,954	105,370	106,424	107,488	107,488
Other income	87,101	96,528	442,189	704,600	1,266,502	343,385	144,160	133,067	196,636	200,568	204,580	204,580
Total Non-operating	132,683	173,966	619,704	1,071,456	1,870,546	790,013	237,296	220,021	302,006	306,992	312,068	312,068
Net Revenues for DS payments	10,027,150	10,104,847	14,358,415	13,485,221	11,420,137	10,510,653	10,769,957	7,665,668	10,432,462	7,011,902	8,828,785	8,291,647
Outstanding Bonds:												
Series 2005 Bonds (1)	855,750											
Series 2008 Bonds (2)	3,345,125	2,307,375	1,267,500	1,260,000								
Series 2013 Bonds (3)	427,727	1,279,282										
Series 2016 Refunding Bonds			2,012,595	1,806,819	3,076,819	3,081,419	3,091,419	3,077,669	3,086,169	3,080,669	3,076,669	3,078,919
Series 2016B Refunding Bonds			1,259,366	1,257,021	1,259,954	1,256,610	1,262,902	1,257,597	1,261,772	1,256,132	1,263,332	-
Total debt service payments	4,628,602	3,586,657	4,539,461	4,323,840	4,336,773	4,338,029	4,354,321	4,335,266	4,347,941	4,336,801	4,340,001	3,078,919
Projected Debt Service Coverage	2.17	2.82	3.16	3.12	2.63	2.42	2.47	1.77	2.40	1.62	2.03	2.69

(1) 2005 Bonds refunded with 2013 issue in December 2013
(2) 2008 Bonds were partially refunded with 2016 issue in April 2016
(3) 2013 Bonds refunded with 2016B issue in June 2016

* Impact fees increase in 2015 of 33%
** Impact fees increased 6.75% in March 2021
Note: Total debt service may differ from statement of cash flows because of amortization of bond discounts and/or premiums which reduce interest expense

CITY OF ST. GEORGE, UT
CONTINUING DISCLOSURE - ELECTRIC REVENUE BONDS
FISCAL YEAR ENDED JUNE 30, 2022

TABLE VI Statement of Net Position

	2022	2021	2020	2019	2018
ASSETS					
Current assets:					
Cash	$ 17,284,443	$ 22,580,342	$ 21,361,141	$ 23,072,712	$ 21,545,606
Restricted cash	1,600	531	6,388	4,275	3,085
Accts. receivable (net of allowance for uncollectibles)	8,845,076	8,983,919	7,624,724	8,135,442	7,885,313
Inventory & prepaid expenses	2,957,150	2,119,295	2,166,875	2,121,651	2,358,261
Net pension assets	2,161,180	186,739	75,150	-	36,882
Bond discounts & insurance	381,671	405,525	429,380	453,234	477,089
Due from other funds	810,503	1,047,724	1,284,945	1,522,165	1,759,386
Total current assets	32,441,623	35,324,075	32,948,603	35,309,479	34,065,622
Capital assets					
net of accumulated depreciation	66,908,031	68,305,516	71,650,099	69,564,327	70,680,375
Deferred outflow of resources					
Deferred outflow related to pension	1,022,499	806,946	779,880	1,500,013	1,477,592
Deferred charge on bond refunding	-	-	-	-	-
Total deferred outflows	1,022,499	806,946	779,880	1,500,013	1,477,592
TOTAL ASSETS	100,372,153	104,436,537	105,378,582	106,373,819	106,223,589
LIABILITIES					
Current liabilities:					
Accrued liabilities & short term debt *	10,949,878	10,705,930	9,512,795	7,994,097	7,351,367
Net pension liability	-	528,721	1,659,708	2,952,231	1,690,032
Deposits payable	1,265,595	1,260,274	1,076,902	1,041,145	1,100,759
Total current liabilities	12,215,473	12,494,925	12,249,405	11,987,473	10,142,158
Long-term liabilities:					
Compensated absences - long term *	562,765	521,252	592,540	492,121	410,596
Bonds payable - long term plus premiums	37,570,850	40,350,216	43,024,581	45,630,948	48,140,313
Total long-term liabilities	38,133,615	40,871,468	43,617,121	46,123,069	48,550,909
Deferred inflow related to pensions	3,227,301	1,591,275	839,115	125,401	1,206,469
TOTAL LIABILITIES	53,576,389	54,957,668	56,705,641	58,235,943	59,899,536
NET POSITION					
Invested in capital assets, net of related debt	27,026,852	25,773,825	26,535,897	21,964,614	20,635,151
Restricted	1,600	531	6,388	4,275	3,085
Unrestricted	19,767,312	23,704,513	22,130,656	26,168,987	25,685,817
TOTAL NET POSITION	$ 46,795,764	$ 49,478,869	$ 48,672,941	$ 48,137,876	$ 46,324,053

*** Compensated absences were reported as accrued liabilities in previous years. Corrected in Fiscal Year 2021.**

CITY OF ST. GEORGE, UT
CONTINUING DISCLOSURE - ELECTRIC REVENUE BONDS
FISCAL YEAR ENDED JUNE 30, 2022

TABLE VII Statement of Revenues, Expenses, and Changes in Fund Net Position

	2022	2021	2020	2019	2018
OPERATING REVENUES:					
Charges for services	$ 68,123,119	$ 66,384,900	$ 62,785,329	$ 63,109,349	$ 61,997,301
Other operating revenues & impact fees	4,205,394	4,006,473	3,521,661	3,099,618	3,362,846
Total operating revenues	72,328,513	70,391,373	66,306,990	66,208,967	65,360,147
OPERATING EXPENSES:					
Electricity purchased	44,962,101	40,785,983	38,219,843	39,134,672	36,855,979
Natural gas purchased	7,229,119	7,058,622	6,078,343	5,564,979	5,113,031
Salary and wages	5,823,266	5,497,844	5,413,791	4,920,994	4,598,519
Supplies	1,093,653	967,369	741,503	833,935	596,942
Service vehicle expense	186,859	155,990	183,801	175,494	184,367
Equipment rental	-	-	-	-	-
Depreciation	7,318,632	7,154,100	6,920,208	6,721,535	6,588,893
Payroll tax & employee benefits	1,272,285	1,671,395	2,255,850	2,141,990	1,876,189
Office & dept. supplies	212,908	153,792	128,810	133,749	80,096
Professional services	195,827	305,370	252,308	308,381	487,701
R. & M. - equipment	947,901	569,312	700,797	819,367	680,536
R. & M. - buildings and grounds	51,447	65,063	26,318	14,704	23,590
Insurance & surety bonds	258,857	226,606	194,504	187,358	189,593
Travel	149,337	53,144	75,466	109,101	74,115
Utilities *	54,065	54,495	50,632	68,228	63,178
Miscellaneous	10,543	7,949	4,528	3,550	1,616
Interest expense	40,653	39,309	39,846	31,763	32,001
Subscriptions & memberships	44,045	46,471	70,009	61,112	88,930
Billing & administration	2,350,000	2,200,000	2,150,000	2,150,000	2,000,000
Total operating expenses	72,201,498	67,012,814	63,506,557	63,380,912	59,535,276
Operating income (loss)	127,015	3,378,559	2,800,433	2,828,055	5,824,871
NON-OPERATING REVENUES (EXPENSES)					
Interest income	86,954	93,136	446,628	604,044	366,856
Federal grants	-	-	-	-	-
Miscellaneous income	96,973	78,123	134,667	732,392	84,983
Gain on sale of assets	-	31,299	3,728	4,801	8,663
Interest charges	(1,653,464)	(1,735,844)	(1,821,937)	(1,864,178)	(1,873,476)
Total non-operating revenue (expense)	(1,469,537)	(1,533,286)	(1,236,914)	(522,941)	(1,412,974)
Income before transfers	(1,342,522)	1,845,273	1,563,519	2,305,114	4,411,897
Contributions	36,094	34,738	204,990	529,309	610,954
Transfers to/from other funds	(1,376,678)	(1,074,082)	(933,185)	(1,020,600)	(1,022,478)
Change in Net Position	(2,683,106)	805,929	835,324	1,813,823	4,000,373
Restatement of Net position for salary accrual			(300,259)		
Total net position - beginning	49,478,869	48,672,940	48,137,876	46,324,053	42,323,680
Total net position - ending	$ 46,795,763	$ 49,478,869	$ 48,672,941	$ 48,137,876	$ 46,324,053

*** Utilities were reports as non-operating expenses in prior years. Corrected in Fiscal Year 2021.**

CITY OF ST. GEORGE, UT
CONTINUING DISCLOSURE - ELECTRIC REVENUE BONDS
FISCAL YEAR ENDED JUNE 30, 2022

TABLE VIII - ANNUAL OPERATING STATISTICS

	2022	2021	2020	2019	2018
Electric Revenues by Classes:					
Residential	$ 32,212,804	$ 30,462,383	$ 28,106,235	$ 27,590,567	$ 26,920,313
Commercial and Industrial	31,649,938	30,415,777	30,276,701	31,243,361	30,727,473
Other	1,294,918	1,370,622	1,326,035	1,281,463	1,377,069
Wholesale	807,701	1,183,159	1,090,689	1,127,779	280,312
Total Electric Revenues	$ 65,965,361	$ 63,431,941	$ 60,799,660	$ 61,243,170	$ 59,305,167
Number of Metered Customers:					
Residential	27,347	27,072	26,513	25,730	24,997
Commercial and Industrial	4,916	4,891	4,867	4,843	4,819
Other	-	-	-	-	-
Total Metered Customers	32,263	31,963	31,380	30,573	29,816
Energy Generated & Purchased:					
System Generated - MW	136,477	130,430	111,164	96,091	102,805
Purchased Power	656,072	702,077	657,078	688,844	672,667
Total Energy Available (MWh)	792,549	832,507	768,242	784,935	775,472
Losses & System Use	(53,070)	(70,037)	(72,570)	(69,363)	(68,007)
Total Energy Generated & Purchased (MWh)	739,479	762,470	695,672	715,572	707,465
Electric Energy Sales:					
Residential	325,801	322,955	298,325	296,759	287,802
Commercial and Industrial	347,228	331,769	331,793	344,014	334,605
Other	15,068	15,953	15,446	14,900	16,042
Governmental Usage Unbilled	17,819	14,091	12,065	12,841	17,148
Wholesale	33,563	77,702	38,043	47,058	51,869
Total Energy Sales (MWh)	739,479	762,470	695,672	715,572	707,466

CITY OF ST. GEORGE, UT
Continuing Disclosure - Electric Revenue Bonds
Fiscal Year Ended June 30, 2022

Management's Discussion of Operations

ENERGY RESOURCES

The City saw an increase in energy sales of over 5% and a 2.46% decrease in peak demand. The amount of rooftop solar increased to 5 MW in the City's energy portfolio during the fiscal year. The portfolio mix continues to be diverse (coal, hydro, natural gas, diesel and solar) to avoid volatility of any given source. The following is a list of the current City Energy Services resources.

CURRENT SOURCES

Colorado River Storage Project Contract (Hydro**)** Expires 2057	19 MW for summer 29 MW for winter
• Western Replacement Power	10-20 MW
Utah Associated Municipal Power (UAMPS)	
• Pool – Contract Sales	5-20 MW
Deseret Generation and Transmission (DGT) – Contract	
• Bonanza 1 – Coal – Expires 2023 (Extended through 2030 at reduced capacity of 30 MW)	50 MW
City Owned Generation	
• Red Rock – Diesel	14 MW
• Bloomington – Diesel (emergency power of sewer plant)	11 MW
• Millcreek #1– Natural Gas	40 MW
• Millcreek #2- Natural Gas	40 MW
Long Term Purchase Contacts	
• Jordanelle Hydro (Heber sale) – 50 Year Contract	4 MW
Short Term Market Purchases/Sales (Hourly/Real time)	
• Powerex	5-15 MW
• Morgan Stanley	5-15 MW
• Cargill	5-15 MW
• City of Burbank	5-15 MW
• UMPA	5-15 MW
• Black Hills	5-15 MW
• NV Energy	5-15 MW
• Constellation	5-15 MW
• Western System Power Pool	5-15 MW
Renewable Resources	
• SunSmart Solar	0.25 MW
• Net Metering (Solar)	5 MW
• Bloomington Solar	2 MW

NATURAL GAS

- BP Long term gas hedge 40-60% of requirements in summer months into 2031.
- Kern River Pipeline Firm Capacity – 3,500Dth/day.
- Dominion (formerly Questar) – firm pipeline capacity – 3,500 Dth/day.

FORECAST

The City utilized forecasted and actual data developed by the Energy Services Department (ESD) to determine the energy needs throughout the 2023 budget year. Twenty (20) years of actual annual energy requirements data is used to assist in forecasting the next budget year energy requirements from a growth view point. The ESD projected the energy requirements for the 2023 budget year to continue to increase above the historic growth of 1.6%.

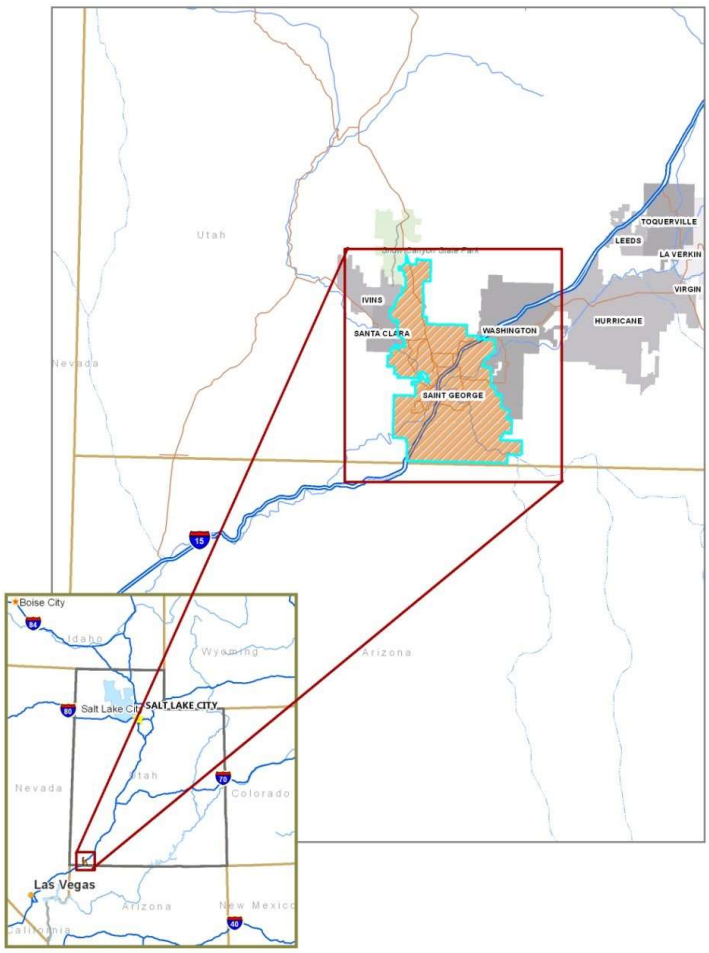
Once the energy requirement growth percentages are determined, the energy resource portfolio data along with other parameters (weather, market conditions and power plant availability) are entered into a complex Monte Carlo Risk Computer Model. The model runs through several iterations and produces a distribution of results, with the "Most Likely Scenario" falling somewhere in the middle of the worst and best result. The ESD then uses the "Most Likely Scenario" energy requirement results to forecast revenues and energy costs for the budget year.

The energy requirement costs and sales revenues from the model are then combined with all other operating expenses of the system and debt requirements to produce the projected operating results as shown on Table V. While Table V shows that debt service coverage is projected to be sufficient over the next few years, the City is continually in the process of reviewing rates and impact fees and strengthens these projections.

While prior to 2002 the City relied heavily on its ability to purchase on-demand blocks of power on the spot-market to satisfy peak demand on the System, the City has initiated a plan to reduce its spot market exposure to 10% or less. Long-term power purchase contracts and the construction of the City's Millcreek Gas Generation Facility for peaking power has helped achieve this goal. The City continues to follow an established risk policy, which encourages pre-purchase hedges and contracts to meet the forecasted energy requirement rather than rely on the spot market. The City has also adopted a similar risk policy for the purchase of natural gas for the City owned gas generator to avoid the gas market volatility.

Although ESD believes that the forecasts regarding the operation of the System are reasonable for its planning purposes and for purposes for this annual report, a variety of factors can affect such forecasts and no assurance can be given by the City or ESD that such forecasts will, in fact, be realized. The factors that could affect such forecasts include proposed state and federal environmental regulations, costs of purchased power and energy, fuel and other operating costs, economic and demographic conditions in the City, condition of the western grid, weather and other matters that cannot presently be determined.

HISTORICAL



The City is located in the south west corner of Utah, approximately 300 miles southwest of Salt Lake City, Utah and 120 miles northeast of Las Vegas, Nevada. St. George covers 75 square miles and is the economic, social, and governmental hub of southwestern Utah. In addition to its residential customers, the System serves a wide range of commercial establishments. For the fiscal year ended June 30, 2022, approximately 48.54% of the System's electric sales revenues and 49.19% of energy sold through the System were attributable to commercial establishments. This compares with 58.82% of revenues and 48.45% of energy in the prior fiscal year. The commercial base in the City has contributed to relatively constant growth in electric energy sales through the System. The System peak of 209.76MW decreased this fiscal year due to mild summer weather. Analysis of the past 10-years of actual peak and energy data indicate the peak will continue to grow at an average of 1 to 2% and energy sales will continue to grow at an average of 1 to 3%.

FINANCIAL

The City ESD has operated with positive cash flows in fiscal years 2002 through 2010. For fiscal years 2010 through 2012, the ESD realized net losses in operations. These losses were primarily attributed to the economy, rising costs in power purchased/ transmission, and low wholesale market values. The ESD had projected more energy sales and higher market values for wholesale surplus sales than were realized. The ESD has maintained a small surplus as a hedge to the market and potential growth. Cash reserves were used to accommodate the operating losses for these years. At the beginning of the fiscal year 2013, a rate increase of 8% was approved as cash reserves reached a level to trigger the increase. Another increase of $1.00 per residential customer per month was approved as of July 1, 2019. Additional annual increases of $1.00 for the subsequent four fiscal years was also approved, for a total after five years of $20.65 per month collected in a customer charge. Because of the unstable economy at the beginning of this budget year we are going the extra mile to make sure the risk is mitigated in a variety of ways operationally.

Fiscal year 2022 resulted in having an operating income of $127,014.

The City continues to set financial policies to assure positive margins in the ESD for the forecasted future years. Rate increases are being studied for the future budget years to assure positive cash flows. The City will continue to adhere to a strict risk policy in the management and procurement of energy resources to avoid market volatility.

CITY OF ST. GEORGE, UT
Continuing Disclosure - Wastewater Treatment Revenue Bonds
Fiscal Year Ended June 30, 2022

Table I - Historical Wastewater Treatment Rates

Fiscal Year	Rate Per ERU
Pre 2012	$ 14.30
2012	$ 7.50
2018	$ 9.62
2021	$ 11.50

Table II - Historical Impact Fee Rates

Fiscal Year Effective	Rate Per ERU
2006	$ 983.83
2014	$ 909.00
2021	$ 1,379.00

Table III - Customer Mix with the City
Historical revenue mix for St George City customers.

Fiscal Year	Residential	Commerical
2018	74%	26%
2019	74%	26%
2020	75%	25%
2021	77%	23%
2022	76%	24%

Table IV - Equivalent Residential Unit (ERU) Growth History

	2018	2019	2020	2021	2022
City of St. George	47,994	50,045	51,209	52,306	54,987
Washington City	11,221	11,212	12,259	13,820	15,168
Ivins City	3,388	3,520	4,009	4,204	4,422
Santa Clara City	2,510	2,614	2,680	2,797	2,872

CITY OF ST. GEORGE, UT
Continuing Disclosure - Wastewater Treatment Revenue Bonds
Fiscal Year Ended June 30, 2022

Table V - Major Users

Customer	Type of Business	Fiscal Year 2022 Revenues	% of Total
Washington City customers	Municipality	$2,039,603	19.36%
Ivins City customers	Municipality	$597,425	5.67%
Santa Clara City customers	Municipality	$390,011	3.70%
Southern Food Group	Manufacturing	$163,421	1.55%
St George Regional Hospital	Hospital	$74,606	0.71%
Dixie State University dba Utah Tech	Education	$42,166	0.40%
Sylarus Technologies	Manufacturing	$40,417	0.38%
Worldmark, The Club St George	Timeshare Resort	$21,351	0.20%
Lexington Hotel & Conference	Hotel	$20,704	0.20%
Emerald Textiles, Utah LLC	Linen/Laundry Service	$19,167	0.18%
	TOTAL:	$3,408,871	44.63%

Total Wastewater Charges for Services $10,535,306

CITY OF ST. GEORGE, UT
Continuing Disclosure - Wastewater Treatment Revenue Bonds
Fiscal Year Ended June 30, 2022

Table VI - Statement of Net Position
(This summary has not been audited)

	Fiscal Year Ended June 30				
	2022	**2021**	**2020**	**2019**	**2018**
Assets:					
Current Assets:					
Cash	$ 37,043,121	$ 31,404,741	$ 18,002,715	$ 24,642,396	$ 38,353,796
Restricted cash	8,188,671	24,139,200	39,895,716	-	-
Accounts receivable	1,321,853	1,702,354	339,006	454,854	289,804
Net pension assets	547,408	51,243	20,882	-	10,651
Bond discounts & insurance	130,919	136,611	142,303	-	-
Total current assets	47,231,972	57,434,149	58,400,622	25,097,250	38,654,251
Property Plant & Equipment	145,801,945	128,322,010	118,067,198	105,740,222	85,377,939
Accumulated deprecation	(34,246,428)	(31,882,519)	(30,091,842)	(28,357,671)	(26,738,310)
Net property, plant & equipment	111,555,517	96,439,491	87,975,356	77,382,551	58,639,629
Deferred outflows related to penisons	287,057	229,618	224,702	425,622	419,894
Total Assets	$ 159,074,546	$ 154,103,258	$ 146,600,680	$ 102,905,423	$ 97,713,774
Liabilities and net position:					
Current Liabilities:					
Accrued liabilities & deposits payable	$ 2,196,129	$ 2,445,505	$ 554,939	$ 1,350,766	$ 979,916
Compensated absences - short term	15,000	13,000			
Bonds payable - short term	880,000	840,000	985,000	-	-
Net pension liability	-	180,280	487,997	847,155	494,193
Total current liabilities	3,091,129	3,478,785	2,027,936	2,197,921	1,474,109
Long-Term Liabilities:					
Compensated absences	178,863	156,639	151,812	119,928	109,140
Bonds payable - long term plus premiums	37,388,514	38,442,580	39,456,645	-	-
Total long-term liabilities	37,567,377	38,599,219	39,608,457	119,928	109,140
Deferred inflows related to penisons	885,064	442,950	238,304	39,982	342,573
Total Liabilities	41,543,570	42,520,954	41,874,697	2,357,831	1,925,822
Net Position					
Net investment in capital assets	81,606,417	81,432,309	88,117,659	77,382,550	58,639,629
Restricted for bond retirement	-	-	-	-	-
Restricted	-	-	-	-	-
Unreserved/unrestricted	35,924,559	30,149,995	16,608,324	23,165,042	37,148,323
Total net position	117,530,976	111,582,304	104,725,983	100,547,592	95,787,952
Total liabilities and net position	$ 159,074,546	$ 154,103,258	$ 146,600,680	$ 102,905,423	$ 97,713,774

CITY OF ST. GEORGE, UT
Continuing Disclosure - Wastewater Treatment Revenue Bonds
Fiscal Year Ended June 30, 2022

Table VII - Statement of Revenues, Expenses, and Changes in Fund Net Position
(This summary has not been audited)

	Fiscal Year Ended June 30				
	2022	**2021**	**2020**	**2019 (1)**	**2018**
Operating revenues:					
Charges for services	$ 10,535,306	$ 10,224,759	$ 7,967,656	$ 7,637,572	$ 5,016,605
Other operating revenues (2)	3,926,114	3,637,176	2,391,163	2,173,966	2,258,293
Total operating revenues	14,461,420	13,861,935	10,358,819	9,811,538	7,274,898
Operating expenses:					
Electricity purchased	715,344	597,923	592,668	697,137	589,933
Salary and wages	1,619,412	1,448,201	1,406,962	1,331,177	1,289,108
Service vehicle expense	91,767	59,491	48,758	61,431	64,021
Equipment rental	8,636	4,069	8,575	6,348	10,016
Deprecation	2,363,909	1,790,677	1,734,171	1,619,361	1,639,152
Payroll tax & employee benefits	391,737	489,142	644,081	649,252	578,629
Office & department supplies	122,511	165,876	138,391	94,503	94,599
Professional services	224,185	80,840	368,511	77,948	108,787
Repair & maintenance - equipment	946,261	566,244	658,648	572,793	638,174
Repair & maintenance - bldg & grounds	182,181	60,928	24,599	21,209	11,578
Insurance & surety bonds	56,300	50,513	45,589	47,822	47,633
Travel	11,461	2,680	7,659	15,442	16,068
Utilities *	25,994	24,702	34,893	36,325	28,331
Subscription & memberships & other	50	5,217	-	154	415
Billing and administration	900,000	875,000	850,000	850,000	800,000
Total operating expenses	7,659,748	6,221,503	6,563,505	6,080,902	5,916,444
Operating income (loss)	6,801,672	7,640,432	3,795,314	3,730,636	1,358,454
Non-operating revenues (expenses)					
Interest income	243,097	307,063	412,551	866,067	665,599
Rent	6,000	6,000	6,000	6,000	6,000
Miscellaneous income	60,734	157,884	125,675	144,351	63,615
Gain (loss) on sale of assets	-	-	8,760		
Contributions from others	9,754	9,451	19,966	3,647	411
Insurance claim proceeds					
Interest charges	(1,165,684)	(1,256,316)	(112,306)		
Total non-operating revenue (expense)	(846,099)	(775,918)	460,646	1,020,065	735,625
Net Income	5,955,573	6,864,514	4,255,960	4,750,701	2,094,079
Restatement of beginning net position			(84,961)		
Tranfers (to) from other funds	(6,901)	(8,193)	7,392	8,939	255,670
Net position at beginning of year	111,582,304	104,725,983	100,547,592	95,787,952	93,438,203
Net position at end of year	$ 117,530,976	$ 111,582,304	$ 104,725,983	$ 100,547,592	$ 95,787,952

(1) Rates were increased 45% in fiscal year 2019, effective July 1, 2018.
(2) "Other operating revenues" are primarily impact fees, which increased 52% in the middle of FY2021.
* Utilities costs were reported as non-operating expenses in prior years. Corrected in Fiscal Year 2021.

CITY OF ST. GEORGE, UT
Continuing Disclosure - Wastewater Treatment Revenue Bonds
Fiscal Year Ended June 30, 2022

Table VIII - Annual Operating Statistics

						BUDGETED					
	2017	2018	2019 *	2020	2021 **	2022	2023	2024	2025	2026	2027
Sources of Funds:											
Service Charges/User Fees	$ 4,868,247	$ 5,016,605	$ 7,637,572	$ 7,967,656	$ 10,224,759	$ 10,535,306	$ 11,555,500	$ 11,786,610	$ 12,022,342	$ 12,262,789	$ 12,508,045
Impact fees	1,780,665	2,258,293	2,173,966	2,391,163	3,637,176	3,926,114	4,155,000	4,238,100	4,322,862	4,409,319	4,497,506
Total sources of funds	6,648,912	7,274,898	9,811,538	10,358,819	13,861,935	14,461,420	15,710,500	16,024,710	16,345,204	16,672,108	17,005,550
Uses of Funds:											
Salaries & Benefits	1,794,953	1,867,737	1,980,429	2,051,043	1,937,343	2,011,149	2,051,372	2,133,427	2,218,764	2,307,514	2,399,815
Operating costs	2,967,356	2,409,555	2,481,112	2,778,290	2,493,483	3,284,689	2,708,693	2,817,041	2,929,722	3,046,911	3,168,788
Total O & M Expenses	4,762,309	4,277,292	4,461,541	4,829,333	4,430,826	5,295,838	4,760,065	4,950,468	5,148,486	5,354,426	5,568,603
Net Operating Revenues	1,886,603	2,997,606	5,349,997	5,529,486	9,431,109	9,165,582	10,950,435	11,074,242	11,196,718	11,317,683	11,436,948
Non-operating Revenues (Expenses)											
Interest income	410,672	665,599	866,067	412,551	307,063	243,097	200,000	200,000	200,000	200,000	200,000
Other income	339,481	70,026	153,999	160,401	173,334	76,488	61,000	61,000	61,000	61,000	61,000
Total Non-operating revenue	750,153	735,625	1,020,066	572,952	480,397	319,585	261,000	261,000	261,000	261,000	261,000
Net Revenues for DS payments	2,636,756	3,733,231	6,370,063	6,102,438	9,911,506	9,485,167	11,211,435	11,335,242	11,457,718	11,578,683	11,697,948
Outstanding Bonds:											
Series 2020 Revenue Bonds					2,190,125	2,190,250	2,188,250	2,189,250	2,188,000	2,189,500	2,188,500
Total debt service payments	-	-	-	-	2,190,125	2,190,250	2,188,250	2,189,250	2,188,000	2,189,500	2,188,500
Projected Debt Service Coverage					4.53	4.33	5.12	5.18	5.24	5.29	5.35

* Rate increase in July 2018 of 45%
** Rate increase in July 2020 of approximately 20%. Impact fee increase of $470 per ERU effective March 2021
Note: Total debt service may differ from statement of cash flows because of amortization of bond discounts and/or premiums which reduce interest expense

MANAGEMENT'S DISCUSSION OF OPERATIONS

History

The St. George Regional Water Reclamation Facility (SGRWRF) is located in the southwest corner of the City of St. George in the state of Utah. Construction of the SGRWRF project commenced in 1988 and was completed in 1990. The SGRWRF was a replacement for two wastewater treatment facilities; one a trickling filter plant located in St George, and the other a lagoon system located in the community of Bloomington, which had recently been annexed into the City at the time of the SGRWRF construction. The original SGRWRF plant had a design capacity of 5 million gallons per day (MGD). The treatment plant was expanded in 1994 and again in 1999, to a capacity of 17 MGD. The current plant expansion project will increase the plant capacity to 25.5 MGD and is expected to be completed in 2023.

The SGRWRF is exclusively owned and operated by the City of St. George. The term "regional" is due to the fact that the treatment plant treats all wastewater collected from the City of St. George, as well as from the surrounding communities of Washington, Santa Clara, and Ivins. These three communities are served by the SGRWRF through individual service agreements between the City of St. George and each of the three communities. These service agreements were initiated at the planning stages of the SGRWF, and are in effect until 2037, when it is anticipated that they will be renewed.

The Facilities

The SGRWRF utilizes an extended aeration activated sludge treatment process. The plant consists of four (4) 88-inch diameter influent screw pumps, three (3) ¼" bar screens, two (2) air-lift grit chambers, one (1) bio selector, four (4) bio reactors (oxidation ditches), six (6) final clarifiers, Low Pressure High Intensity Ultraviolet disinfection, cascade aeration, gravity thickener, and three (3) de-watering centrifuges. Biosolids are currently transported to the county landfill for disposal.

The City is in the process of converting the treatment plant process from an extended aeration process to a staged aeration process. To accomplish this, the existing aeration basins are being equipped with fine bubbler aeration diffusers which are supplied by six (6) 600 hp blower assemblies. The new treatment process is more efficient at removing nutrients from the wastewater influent.

Average Monthly and Peak Day Flows

The following table sets forth the historical and projected average daily influent flow into the SGRWRF, expressed in million gallons per day.

Historical and Projected Average Daily Flow

	Calendar Year	Avg. Daily Flow (MGD)
Historical		
	2016	9.62
	2017	10.60
	2018	10.62
	2019	11.32
	2020	11.71
	2021	11.80
Projected		
	2022	12.29
	2023	13.10
	2024	14.70
	2025	15.60
	2026	16.55
	2027	17.37

Historical Peak Day Flows

Calendar Year	Peak Day Flows (MGD)
2021	13.20
2020	15.26
2019	14.26
2018	13.01
2017	14.57

Regulated Constituents Summary

Five-day biochemical oxygen demand (BOD_5), total suspended solids (TSS), ammonia (NH_3), and coliforms are monitored at the SGRWRF. Fats, Oils, and Grease (FOG) are addressed through the SGRWRF pre-treatment program. Whole effluent toxicity is monitored daily. The following table displays the current effluent discharge limits, as well as the previous 5-year daily average concentrations.

	Max. Monthly Avg	Max Weekly Avg	Annual Average	Daily Min.	Daily Max.	Recorded Daily Avg
BOD_5, mg/L	17.0	35.0	--	--	--	3.84
BOD_5, Mon % Removal	85.0	--	--	--	--	97.8
TSS, mg/L	25.0	35.0	--	--	--	4.2
TSS, Min % Removal	85.0	--	--	--	--	97.4
E-Coli	126	157		--	--	15.2
Dissolved Oxygen, (DO)	--	--	--	5.5	--	7.78
Ammonia, mg/L as N	6.75	--	--	--	19.18	0.54
WET, Acute Biomonitoring	--	--	--	--	43.4%	Pass
FOG, mg/L	--	--	--	--	10	2.7
Total Dissolved Solids (TDS), mg/L	--	--	--	--	2,360	1,213
pH, Standard Units	--	--	--	6.5	9	7.5
Phosphorus, mg/L	--	--	2.5	--	--	2.7

In 2015, the Utah State Water Quality Board approved a new standard termed Technology-Based Limits. These standards require publicly owned treatment works (POTW) in the state, including the SGRWRF, to reduce phosphorus in their effluent discharge to an annual average of 1 milligram per liter (mg/L) Total Phosphorus. The implementation schedule requires all POTWs to be in compliance by January 2020. The City requested and has received a variance to extend compliance of the new nutrient removal until January 1, 2025. The variance was granted based on the current construction of the SGRWRF Expansion Project, which facilitates compliance of the new regulation.

Agenda Date: 01/05/2023 **Agenda Item Number:** 08

Subject:

Consider approval to continue sponsorship of the Saint George Market event taking place March 10-11 and October 20-21 at Town Square.

Item at-a-glance:

Staff Contact: Sarah Reber

Applicant Name: Indigo Klabanoff

Reference Number: N/A

Address/Location:

Town Square

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

The Saint George Market is a platform for small businesses to grow. Setup and private/vendor pre-show on Friday, March 10, 2023, the main event will be open to the public on Saturday, March 11, 2023, from 9AM-6PM. Also, setup and private/vendor pre-show on Friday, October 20, 2023, with the main event open to the public on Saturday, October 21, 2023, from 9AM-6PM. The sponsorship request includes, 1) Use of Town Square, 2) Paying a flat rate of $200 for the parking lot (price is $TBD), 3) Fee waiver for the Sub-License fees for each vendor ($5 each).

Staff Narrative (need/purpose):

The Saint George Market is asking to be at the same location they have been in years past. They are also asking for, 1) Use of Town Square, 2) Paying a flat rate of $200 for the parking lot (price is $TBD), 3) Fee waiver for the Sub-License fees for each vendor ($5 each).

Name of Legal Dept approver: N/A

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends sponsorship as the event is allowed at the Town Square parking lot but no fees be waived.

Date Received Application: 10/10/22 Permit No: _____

Insurance Received: _____ Date Issued: _____

APPROVALS:

Asst. City Manager: _____

Date: _____

Fire: _____ Date: _____

Conditions of approval: SERC 11/1/22

Police: Please see the Security Plan Request Application for approval and conditions.

Other Staff Approval: _____

Date: _____ Rev. 10-1-19

SPECIAL EVENT PERMIT APPLICATION

St.George THE BRIGHTER SIDE

City of St. George Special Events
175 East 200 North
St. George, UT 84770

Phone: 435-627-4712
E-mail: events@sgcity.org

TYPE OF ACTIVITY *(check all that apply):*

- ☐ Film Production
- ☐ Parade
- ☐ Cycling
- ☐ Sporting
- ☐ 5K
- ☐ 10K
- ☐ Training Event
- ☐ Block Party
- ☐ Festival
- ☐ Religious
- ☒ Outdoors Sales
- ☐ Fun Run
- ☐ Dance
- ☐ Other: _____

Please print or type

EVENT NAME: Saint George Market

1. **Location of Event:** Town Square
2. **Name of Organization:** Saint George Market
3. **Date(s) of Event:** 3/11/23
4. **EVENT DETAILS:** 5pm !

Set-up	Date: 3/10	Start time: 12	End time: 4
Event	**Date:** 3/11	**Start time:** 9am	**End time:** 6pm
Clean-up	Date: 3/11	Start time: 6pm	End time: 10pm

Is this a Recurring Event? 4 **If yes; daily, weekly or other?**

Is this an Annual Event? bi annual **If yes; same date and place?**

5. **PARTICIPANTS**

# of Participants & Attendees expected: 400 # of Volunteers/Event Staff: 4

☐ Open to the Public ☐ Private Group/Party

If event is open to the public, is it: ☐ Entrance Fee/Ticketed Event; ☐ Fee for Participants/Racers/Runners Only; ☐ Free.

6. **APPLICANT INFORMATION**

Name of Applicant: Saint George Market | Indigo Klabunoff

Address: 1660 W. Sunset Blvd F12 St. George UT 84770

Day Phone: **Cell/Other:** **E-mail:** Indigo Inquire@Saintgeorgemarket.com

Mailing Address (if different):

Event Web Address (if applicable): www.saintgeorgemarket.com

Alternate Contact For Event: TBD

Day Phone: **Cell/Other:** **E-mail:**

7. **VENDORS/FOOD/ALCOHOL** *(check all that apply)*

☒ Yes ☐ No **Are Vendors/Merchants selling products or services?**
If yes, Temporary Sales Tax Numbers are required from the Utah State Special Event Tax Division 801-297-6303

☒ Yes ☐ No **Is Food available at the event? Description:** _____
If yes, Is the food *(please check all that apply)*
☐ Given away/pre-packaged ☐ Catered by:_____ ☐ Prepared on site
Events which have Food available must contact the SW Utah Health Department for approval 435-986-2580

☐ Yes ☒ No **Will Alcoholic Beverages be available at the event?**
If yes, *please check all that apply*
☐ Beer Stands ☐ Fenced-in Beer Garden
Selling, Serving, Giving Away, Alcohol at an event requires City Council, City Business License and State Of Utah Department of Alcoholic Beverage Licensing approval 801-977-6800

8. **TENTS/STAGES/STRUCTURES** *(include details on site map)*

☒ Yes ☐ No **Tents/Pop-up Canopies?**
How many Tents/Pop-up Canopies will be used for the event? 10 ish
Dimensions of Tents/Pop-up Canopies: _____
All large or enclosed tents/canopies require Inspections from the SG Fire Department 435-627-4150

☐ Yes ☒ No **Temporary Stage?** **Dimensions of Stage:** _____

Description of Tents/Canopies/Stage, etc.:

9. **SITE SETUP/SOUND** *(check all that apply - please include details on **site map**)*

☐ **Fencing/Scaffolding**		
☐ **Barricades**		*(must obtain privately)*
☒ **Portable Sanitary Units**		*(must obtain privately)*
☐ **Inflatable/Bounce House(s)**	☐ Generator(s) & ☐ Certificate of Liability Insurance **are required**	*(must obtain privately)*
☐ **Music**	*If yes, check all that apply:* ☐ **Acoustic** ☐ **Amplified**	
☐ **PA/Audio System**	**Type/Description:**	
☐ **Fireworks/Fire Performances/Open Flame**		Requires approval from SG Fire Dept. 435-627-4150
☐ **Propane/Gas On-site**		Requires approval from SG Fire Dept. 435-627-4150
☒ **Trash/Recycle Bin coordination On-site**		WCSW 435-673-2813

10. **ROAD & SIDEWALK USE** *(please include details on site map)*

☒ Yes ☐ No **Will Roads & Sidewalks Be Used?**
☐ Yes ☒ No **Are you requesting Road &/or Sidewalk Closures?**
An Encroachment Permit is required for Road Closures and Sidewalk Use.
To obtain the permit, contact SG City Public Works Dept. 435-627-4058 https://www.sgcity.org/encroachment/

☐ **Road Use and Closure**	**Location:**	
☐ **Sidewalk Use**	**Location:**	☐ Will stay on sidewalks and follow pedestrian laws.
☐ **Parade**	**Location:**	**Number of Floats:**

11. **SECURITY/OTHER** *(please complete and sign the Security Plan Approval Request Form, for approval of Security)*

12. **Application Fee is based on attendance, and charged per day, as follows:**

☐ **$75.00 for attendance under 300**
☒ **$150.00 for attendance over 300**

Total: $_____ *(payable to: City of St. George – Attn: Special Events, 175 East 200 North, St. George, UT 84770)*

By submitting a signed application, the applicant certifies that falsifying any information on this application constitutes cause for rejection or revocation of the Permit.

Indigo Klabanoff	[signature]	10/10/22
Applicant's Name [PRINT]	Applicant's Signature	Date

EVENT DESCRIPTION

PLEASE DESCRIBE YOUR EVENT IN DETAIL; ADD ANY ADDITIONAL INFORMATION OR PAGES.

- ***Please be sure to include any elements of your event that will help with the approval of the event.***

The Saint George Market is a platform for small businesses to grow. Fixed amount is donated to charity beneficary

DETAILED SITE PLAN/MAP

PLEASE INCLUDE [OR ☒ ATTACH] A DETAILED SITE PLAN AND/OR ROUTE MAP. COMPUTER OR HAND-DRAWN SITE PLANS ARE APPROPRIATE.

Your map should **include**:

- The names of streets, placement of barricades, and/or road/sidewalk closures
- The areas where participants and vendors/merchants will park
- Parade forming and disbanding areas, bleachers, etc.
- Vendor and booth placement, tables, etc.
- Portable toilets, fencing
- Location of security personnel, information booth, lost and found booth
- Stage, tents and materials, storage, inflatable amusement devices, table placement, etc. used in the event.

North

Date Received Vendor List:_____ Permit No: _____

Payment Received: _____ Date Completed: _____

SUB-LICENSE FEE(S)

St.George
THE BRIGHTER SIDE

TBD closer to event

Please make check payable to: CITY OF ST. GEORGE

City of St. George Special Events
175 East 200 North
St. George, UT 84770

Phone: 435-627-4712
E-mail: events@sgcity.org

EVENT NAME: _____ **CONTACT PHONE:** _____

EVENT DATE(S): _____ **EVENT LOCATION:** _____

VENDOR INFORMATION

Please provide the following information for all vendors. The sub-license fee for each vendor is $5.00.
Special Event Tax Numbers are required for each Vendor, 801-297-6303. Those Vendors selling, giving away, or preparing food on site are required to obtain approval from the Southwest Utah Public Health Department, 435-986-2580.

#	Vendor Name	Vendor Phone #	Product or Service to be offered at Event	Payment $5.00
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

Date Received: _____ Permit No: _____

Police Approved: _____ Date Issued: _____

Approval with Comments:

SECURITY PLAN APPROVAL REQUEST FORM

St.George
THE BRIGHTER SIDE

Rev. 9-19-19

All questions must be answered completely or application will not be considered. Please allow TEN (10) days for approval. Together with this application, please provide a written Security Plan including names of all security personnel.

EVENT NAME: Saint George Market

Event Location: Town Square

Type of Event: Pop-up market

Date of Event: 3/11/23 **Hours of Event:** 9-6

Number of Expected Attendance: 400 **Occupancy Load:**

Name of Applicant: Indigo Klabanoff

Address: St G.

Day Phone: [redacted] **Cell/Other:**

E-mail: Inquire@saintgeorgemarket.com

- Security Personnel must be 21 years old or older;
- A Security Director must be onsite at all times with a cell phone;
- Shirts or Vests must look the same. "SECURITY" must be stated on the shirt or vest so it is visible to the public and the Police Department.

Please check applicable Security:

The following will allow for the calculation of security required. The calculations will change depending on the type of event.

☐ **Police Officers ($55/hr)**	**2 Police Officers per**	**1 to 300 People**
☐ **Security Officers in Uniform**	**3 Security Officers per**	**1 to 300 People**
☒ **Private Citizens in Security Shirts or Vests**	**4 Private Citizens per**	**1 to 300 People**

Name of On-site Security Director: TBD closer to mkt day **Cell Number:** _____

E-mail: _____

Comments:

I understand that falsifying any information on this application constitutes sufficient cause for rejection or revocation of the Special Event Permit. I also understand that the Police Department may require additional information as permitted by Ordinance, and also agree to supply the same.

Applicant Signature: Indigo Klabanoff **Date:** 10/10/22

SECURITY PLAN INFORMATION TBD closer to mkt

1. Please list the names of the security personnel, age, and cell phone number:

First	Last	Age	Cell Phone Number

2. Please indicate the number of security personnel that will be roaming on the premises of the event: 2.

3. Please provide a detailed Security Plan:

Roaming

4. Please mark on the site plan the locations of each security person:

TBD — roaming security though

SAINT GEORGE
MARKET

To Whom It May Concern,

Saint George Market is requesting sponsorship for the March market (March 11th, 2023) at Town Square.

The following is requested. We've been granted these since 2020, and are grateful for all of the help the city has given us to uplift and support these small businesses.

1. Grounds for Town Square donated to us.
    a. To mark: 3/9
    b. To set up & have the pre-show 3/10
    c. To have the event 3/11

2. Sub license fees waived
3. Application fee waived
4. Social Media posting since we are a sponsor.

Sincerely ,

Indigo Klabanoff
Founder
Saintgeorgemarket.com

SAINT GEORGE MARKET

St George City Council,

My name is Indigo Klabanoff, I am the owner of the Saint George Market, a bi-annual pop-up market that takes place at Town Square. (Link found here) We have held our event at Town Square going on 3 years, and we are so grateful for your support!

Let me give you a bit of history about the Saint George Market.

We are Saint George's Small Business Incubator, where we believe it all starts with an idea.. We offer hands-on help with starting a business, and help people grow their businesses both internally at the market & externally, outside of the market. We're not your typical market; we want people to 'graduate' from market. Whether that be owner/operators hiring help to do markets or just using the market as a stepping stone for connections.

Here are some brands that have either outgrown our market or have started with the owners working their booths to now hiring people to do these markets, thus presently working on increasing other avenues of business growth within their brand.

Virgin River Naturals https://virgin-river.com/ & Buttermints https://www.buttermints.com/

To promote our merchants.. we not only do markets, but we do small business incubation prior to market, including webinars and hands-on help. To help keep merchants on the mind of patrons year round, we do Feature Fridays, Holiday Gift Guides, Meet the Merchant, Merchant Spotlight, and more on social media. This helps them grow their business year round.

This is just as important to the businesses as the market, but having a consistent brand is imperative and of the utmost importance. However, being at Town Square and helping merchants is synonymous though; and we can't have one without the other. It's too risky for the brand. Thus the importance of maintaining a brand at Town Square. When people say they're going to the Saint George Market, it's always 'the one at Town Square'

If you'd like to peruse our website to see more about the small business incubating we do, you can find that here. I've also included qualitative and quantitative reasons, and of course a letter from a merchant.

KPI's
Quantitative Indicators of Success:

- Top performing Merchants doing $20,000 in a one day show.
- Merchants connecting with patrons then being return or repeat customers after market
- Franchising businesses from their inception of the market.

Qualitative Indicators of Success:

- Building up and maintaining the walkability of Downtown
- Supporting the other businesses downtown.
- Things to do in town that are family friendly and build up community

These are the reasons that it's imperative that we keep this event at Town Square

- Saint George Market is synonymous with Town Square
- Merchants are known to do exceptionally well, because of the atmosphere Town Square maintains.
- Stage is built in: We do Demo Row at every market. (photos attached) This has included spin classes, barre classes and the like. This is brand awareness that many of these businesses need.
- Finances. These small businesses are counting on continuity. If we change, consistency changes & we risk huge financial losses for merchants thus reflecting poorly on SGM and then the city. (100+ merchants =a lot of people affected)

Our Proposal

NEW REQUEST

After speaking with the Director of the Parks Department both patches of grass are unavailable and not suitable for the market, so my request for cordoning off isn't feasible. Here's my new request"

-Parking lot rental fee: ***TBD (but request to pay $200)***
-Special event permit: $150/day total $300 ***(will pay total $300)***
-Sub license fees: $5/per vendor per day ***(would propose that these be comped)***
-Encroachment permit: $550 (michael.smith@sgcity.org)* ***(not needed)***

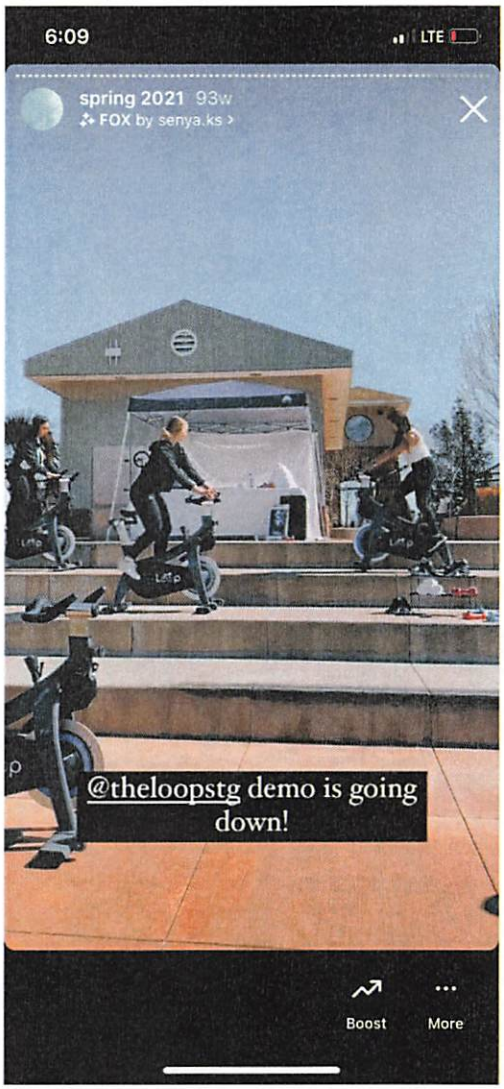
OLD REQUEST

We completely understand that the problem is with the grass. We are willing to work around that!!

- We propose that we fence it off the area that has problems and donate $1,000 to the Sod Regeneration Program account at Town Square.

Thank you for your consideration. ***Please scroll down to view photos of market & attached merchant letters***

Sincerely,
Indigo Klabanoff



VIRGIN RIVER
NATURALS

Re: Saint George Market

December 19, 2022

Dear Saint George City Council & Administration,

It has been brought to my attention that the city council and administration are considering a venue relocation for the Saint George Market. As a local maker and market vendor, I feel that the downtown Saint George Town Square location is not only convenient, but is also iconic, and has become part of the Saint George Market brand that vendors and customers have identified the venue with since 2020.

This market has proven to be an ideal testing ground for our products to get hands on customer reception and feedback. Through this market, we have had an opportunity to network and interact with other local artists and makers. Not only does this provide a social connection, but it has also provided us with a way to source and recruit local talent to collaborate with us on our product line.

The Town Square venue in the heart of the cities historic district has so much to offer in terms of location, walk-ability from nearby attractions including Farmstead, Main Street, The Advenire, and the Ancestors Square Restaurants and Shops. In addition to being close to town, the market draws families together for the event due to the benefits of the park like setting. The adults have fun shopping and seeing what the local artists are creating, and the kids have the benefits of the park including the carousel, water attractions and grassy play areas. It is a pleasure to see generations of families enjoy the event together.

When we think of the Saint George Market, it has become synonymous with the Town Square location, park-like setting, family attractions and walk-ability from other downtown attractions. I would like you to consider the importance of this market remaining in this location, where it has been established, something that the community looks forward to and relies on the consistency of the Town Square venue.

Best regards,

Joel Dessaules

Joel Dessaules
Co-Founder

Virgin River Naturals
929 W Sunset Blvd #21-294
St. George, UT 84770
(435) 612-2563
virgin-river.com | info@virgin-river.com
Be Social @virginrivercandle

Date Received Application: 9/13/22
Insurance Received: _____
Permit No: _____
Date Issued: _____

APPROVALS:
Asst. City Manager: _____
Date: _____
Fire: _____ Date: _____
Conditions of approval: SERC 11/1/22
Police: Please see the Security Plan Request Application for approval and conditions.
Other Staff Approval: _____
Date: _____ Rev. 10-1-19

SPECIAL EVENT PERMIT APPLICATION

St.George THE BRIGHTER SIDE

City of St. George Special Events
175 East 200 North
St. George, UT 84770

Phone: 435-627-4712
E-mail: events@sgcity.org

TYPE OF ACTIVITY *(check all that apply):*

- ☐ Cycling
- ☐ 5K
- ☐ Training Event
- ☐ Festival
- ☐ Film Production
- ☐ Parade
- ☐ Sporting
- ☐ 10K
- ☐ Block Party
- ☐ Religious
- ☑ Outdoors Sales
- ☐ Fun Run
- ☐ Dance
- ☐ Other: _____

Please print or type

EVENT NAME: Saint George Market

1. **Location of Event:** Town Square
2. **Name of Organization:** Saint George Market
3. **Date(s) of Event:** 19th - 21st

4. **EVENT DETAILS:**

Set-up	Date: Oct. 20, 2023	Start time: 9am	End time:
Event	**Date:** Oct. 21, 2023	**Start time:** 9am	**End time:** 6pm
Clean-up	Date: Oct 21-22, 2023	Start time: 6pm	End time: until done

Is this a Recurring Event? Yes — **If yes; daily, weekly or other?** other
Is this an Annual Event? Bi-annual — **If yes; same date and place?**

5. **PARTICIPANTS**
# of Participants & Attendees expected: under 2000 — # of Volunteers/Event Staff: 5

☑ Open to the Public ☐ Private Group/Party

If event is open to the public, is it: ☐ Entrance Fee/Ticketed Event; ☐ Fee for Participants/Racers/Runners Only; ☑ Free.

6. **APPLICANT INFORMATION**

Name of Applicant: Indigo Klabanoff
Address: 1600 W Sunset Blvd F12
Day Phone: [redacted] **Cell/Other:** [redacted] **E-mail:** indigoklabanoff work @ gmail [redacted]
Mailing Address (if different):
Event Web Address (if applicable):
Alternate Contact For Event: V Klabanoff
Day Phone: [redacted] **Cell/Other:** [redacted] **E-mail:** [redacted]

7. **VENDORS/FOOD/ALCOHOL** *(check all that apply)*

☑ Yes ☐ No **Are Vendors/Merchants selling products or services?**
If yes, Temporary Sales Tax Numbers are required from the Utah State Special Event Tax Division 801-297-6303

☑ Yes ☐ No **Is Food available at the event? Description:** Food trucks and food tents
If yes, Is the food *(please check all that apply)*
☑ Given away/pre-packaged ☐ Catered by:_____ ☑ Prepared on site
Events which have Food available must contact the SW Utah Health Department for approval 435-986-2580

☐ Yes ☑ No **Will Alcoholic Beverages be available at the event?**
If yes, *please check all that apply*
☐ Beer Stands ☐ Fenced-in Beer Garden
Selling, Serving, Giving Away, Alcohol at an event requires City Council, City Business License and State Of Utah Department of Alcoholic Beverage Licensing approval 801-977-6800

8. **TENTS/STAGES/STRUCTURES** *(include details on site map)*

☑ Yes ☐ No **Tents/Pop-up Canopies?**
How many Tents/Pop-up Canopies will be used for the event? less than 12 0
Dimensions of Tents/Pop-up Canopies: Variety up to 20x20 0 @ 20'x40'
All large or enclosed tents/canopies require Inspections from the SG Fire Department 435-627-4150

☐ Yes ☑ No **Temporary Stage?** **Dimensions of Stage:** _____

Description of Tents/Canopies/Stage, etc.:

9. **SITE SETUP/SOUND** *(check all that apply - please include details on **site map**)*

☐ **Fencing/Scaffolding**		
☐ **Barricades**		*(must obtain privately)*
☑ **Portable Sanitary Units**		*(must obtain privately)*
☐ **Inflatable/Bounce House(s)**	☐ Generator(s) & ☐ Certificate of Liability Insurance **are required**	*(must obtain privately)*
☑ **Music** *If yes, check all that apply:*	☐ **Acoustic** ☑ **Amplified**	
☐ **PA/Audio System**	**Type/Description:**	
☐ **Fireworks/Fire Performances/Open Flame**		Requires approval from SG Fire Dept. 435-627-4150
☑ **Propane/Gas On-site**		Requires approval from SG Fire Dept. 435-627-4150
☑ **Trash/Recycle Bin coordination On-site**		WCSW 435-673-2813

10. **ROAD & SIDEWALK USE** *(please include details on site map)*

☑ Yes ☑ No **Will Roads & Sidewalks Be Used?**
☐ Yes ☑ No **Are you requesting Road &/or Sidewalk Closures?**
An Encroachment Permit is required for Road Closures and Sidewalk Use.
To obtain the permit, contact SG City Public Works Dept. 435-627-4058 https://www.sgcity.org/encroachment/

☐ **Road Use and Closure**	**Location:**	
☑ **Sidewalk Use** ALL	**Location:**	☑ Will stay on sidewalks and follow pedestrian laws.
☐ **Parade**	**Location:**	**Number of Floats:**

11. **SECURITY/OTHER** *(please complete and sign the Security Plan Approval Request Form, for approval of Security)*

12. **Application Fee is based on attendance, and charged per day, as follows:**

☐ **$75.00 for attendance under 300**
☑ **$150.00 for attendance over 300**

Total: $ 150.00 *(payable to: City of St. George – Attn: Special Events, 175 East 200 North, St. George, UT 84770)*

By submitting a signed application, the applicant certifies that falsifying any information on this application constitutes cause for rejection or revocation of the Permit.

Indigo Klabanoff	[signature]	8.30.22
Applicant's Name [PRINT]	Applicant's Signature	Date

EVENT DESCRIPTION

PLEASE DESCRIBE YOUR EVENT IN DETAIL; ADD ANY ADDITIONAL INFORMATION OR PAGES.

- ***Please be sure to include any elements of your event that will help with the approval of the event.***

Saint George Market is a small business incubator and timeless pop up market featuring artists, fashion, decor, food and much more.

DETAILED SITE PLAN/MAP example

PLEASE INCLUDE [OR ☒ ATTACH] A DETAILED SITE PLAN AND/OR ROUTE MAP. COMPUTER OR HAND-DRAWN SITE PLANS ARE APPROPRIATE.

Your map should **include**:

- The names of streets, placement of barricades, and/or road/sidewalk closures
- The areas where participants and vendors/merchants will park
- Parade forming and disbanding areas, bleachers, etc.
- Vendor and booth placement, tables, etc.
- Portable toilets, fencing
- Location of security personnel, information booth, lost and found booth
- Stage, tents and materials, storage, inflatable amusement devices, table placement, etc. used in the event.

North

Date Received Vendor List: 9/13/22 Permit No: _____

Payment Received: _____ Date Completed: _____

SUB-LICENSE FEE(S)

St.George
THE BRIGHTER SIDE

Please make check payable to: CITY OF ST. GEORGE

City of St. George Special Events
175 East 200 North
St. George, UT 84770

Phone: 435-627-4712
E-mail: events@sgcity.org

EVENT NAME: Saint George Market **CONTACT PHONE:** [redacted]

EVENT DATE(S): _____ **EVENT LOCATION:** Town Square

VENDOR INFORMATION / List will be provided a day before the event.

Please provide the following information for all vendors. The sub-license fee for each vendor is $5.00.
Special Event Tax Numbers are required for each Vendor, 801-297-6303. Those Vendors selling, giving away, or preparing food on site are required to obtain approval from the Southwest Utah Public Health Department, 435-986-2580.

#	Vendor Name	Vendor Phone #	Product or Service to be offered at Event	Payment $5.00
1	Will send closer to date			
2				
3				
4				
5				
6				
7				
8				
9				
10				

Date Received: 9/13/22 Permit No: _____

Police Approved: _____ Date Issued: _____

Approval with Comments:

SECURITY PLAN APPROVAL REQUEST FORM

St.George
THE BRIGHTER SIDE

Rev. 9-19-19

All questions must be answered completely or application will not be considered. Please allow TEN (10) days for approval. Together with this application, please provide a written Security Plan including names of all security personnel.

EVENT NAME: Saint George Market

Event Location: Town Square

Type of Event: Pop up market

Date of Event: **Hours of Event:** 9am - 6 pm

Number of Expected Attendance: under 2000 **Occupancy Load:**

Name of Applicant: Indigo Klabanoff

Address: 1600 W Sunset Blvd. F 12

Day Phone: [redacted] **Cell/Other:** [redacted]

E-mail: [redacted]

- Security Personnel must be 21 years old or older;
- A Security Director must be onsite at all times with a cell phone;
- Shirts or Vests must look the same. "SECURITY" must be stated on the shirt or vest so it is visible to the public and the Police Department.

Please check applicable Security:

The following will allow for the calculation of security required. The calculations will change depending on the type of event.

☐ **Police Officers ($55/hr)**	**2 Police Officers per**	**1 to 300 People**
☐ **Security Officers in Uniform**	**3 Security Officers per**	**1 to 300 People**
☑ **Private Citizens in Security Shirts or Vests**	**4 Private Citizens per**	**1 to 300 People**

Name of On-site Security Director: Indigo Klabanoff **Cell Number:** 435 256 5848

E-mail: [redacted]

Comments:

I understand that falsifying any information on this application constitutes sufficient cause for rejection or revocation of the Special Event Permit. I also understand that the Police Department may require additional information as permitted by Ordinance, and also agree to supply the same.

Applicant Signature: Indigo Klabanoff **Date:** 9-30-22

SECURITY PLAN INFORMATION

1. Please list the names of the security personnel, age, and cell phone number:

First	Last	Age	Cell Phone Number
Indigo	Klabanoff	[redacted]	

2. Please indicate the number of security personnel that will be roaming on the premises of the event: 10.

3. Please provide a detailed Security Plan:

Security will roam Town Square looking for nefarious behavior.

4. Please mark on the site plan the locations of each security person:

Roaming patrol

Agenda Date: 01/05/2023 **Agenda Item Number:** 09

Subject:

Consider approval to continue sponsorship of the Downtown Farmer's Market event taking place each Saturday from February 4 through December 16 at Vernon Worthen.

Item at-a-glance:

Staff Contact: Sarah Reber

Applicant Name: Kat Puzey

Reference Number: N/A

Address/Location:

Vernon Worthen

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

In the past years the market has been on private property at Ancestor Square. Due to the growth of the market they moved to Vernon Worthen August 6 to make it a year round event except for dates when the park is already in use by other events (Marathon, IRONMAN, etc). The continued Sponsorship request includes 1) Special Event fee waiver ($150/day), 2) Sub-license fee waiver ($5/vendor/week), 3) Park fee waived ($400/week).

Staff Narrative (need/purpose):

The sponsorship request includes 1) Special Event fee waiver ($150/day), 2) Sub-license fee waiver ($5/vendor/week), 3) Park fee waived ($400/week).

Name of Legal Dept approver: N/A

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends sponsorship for another six (6) months and reassess at that point.

Date Received Application: 12/2/22 Permit No: _____

Insurance Received: _____ Date Issued: _____

APPROVALS:

Asst. City Manager: _____

Date: _____

Fire: _____ Date: _____

Conditions of approval:

_____

_____

Police: Please see the Security Plan Request Application for approval and conditions.

Other Staff Approval: _____

Date: _____ Rev. 09-20-22

SPECIAL EVENT PERMIT APPLICATION

St.George
THE BRIGHTER SIDE

City of St. George Special Events
175 East 200 North
St. George, UT 84770

Phone: 435-627-4712
E-mail: events@sgcity.org

TYPE OF ACTIVITY *(check all that apply):*

- ☐ Film Production
- ☒ Outdoors Sales
- ☐ Parade
- ☐ Fun Run
- ☐ Cycling
- ☐ Sporting
- ☐ Dance
- ☐ 5K
- ☐ 10K
- ☐ Other: _____
- ☐ Training Event
- ☐ Block Party
- ☐ Festival
- ☐ Religious

Please print or type

EVENT NAME: DOWNTOWN FARMERS MARKET

1. **Location of Event:** VERNON WORTHEN PARK 300S 400 E ST GEORGE, UT
2. **Name of Organization:** MOFACO
3. **Date(s) of Event:** FEB 4 2023 - DECEM 16 2023 SATURDAYS
4. **EVENT DETAILS:** [enter Start & End times as HH:MM]

	SUMMER HOURS (May- October)		WINTER HOURS (Nov-Apr, closed January)	
Set-up	Start time: Fri night 8pm	End Time: Fri night 9pm	Start time: 6am	End Time: 8am
Event:	Start time: 6:00 (vendor setup)	End Time: 12:00	Start time: 8:00 (vendor setup)	End Time: 2:00
Clean-up:	Start Time: 12:00	End Time: 2:00	Start Time: 2:00	End Time: 4:00pm

Is this a Recurring Event? YES **If yes; daily, weekly or other?** WEEKLY

Is this an Annual Event? **If yes; same date and place?**

5. **PARTICIPANTS**

# of Participants & Attendees expected: 500 - 1000 # of Volunteers/Event Staff: 4 STAFF | 4 VOLUNTEERS

☒ Open to the Public ☐ Private Group/Party

If event is open to the public, is it: ☐ Entrance Fee/Ticketed Event; ☒ Fee for Participants/Racers/Runners Only; ☐ Free.

6. **APPLICANT INFORMATION**

Name of Applicant: KAT PUZEY

Address: 386 E URIE N DR WASHINGTON, UT 8478

Day Phone: **Cell/Other:** [redacted] **E-mail:** [redacted]

Mailing Address (if different): 55 N MAIN ST ST. GEORGE UT 84770

Event Web Address (if applicable): WWW.MOFACOUTAH.COM

Alternate Contact For Event: ASHLEY TILLER

Day Phone: **Cell/Other:** [redacted] **E-mail:** [redacted]

7. **VENDORS/FOOD/ALCOHOL** *(check all that apply)*

☒ Yes ☑ No **Are Vendors/Merchants selling products or services?**
If yes, Temporary Sales Tax Numbers are required from the Utah State Special Event Tax Division 801-297-6303

☒ Yes ☑ No **Is Food available at the event? Description:** HOMEMADE GOODS FOR SALE
If yes, Is the food *(please check all that apply)*
☐ Given away/pre-packaged ☐ Catered by:_____ ☐ Prepared on site
Events which have Food available must contact the SW Utah Health Department for approval 435-986-2580

☐ Yes ☑ No **Will Alcoholic Beverages be available at the event?**
If yes, *please check all that apply*
☐ Beer Stands ☐ Fenced-in Beer Garden
Selling, Serving, Giving Away, Alcohol at an event requires City Council, City Business License and State Of Utah Department of Alcoholic Beverage Licensing approval 801-977-6800

8. **TENTS/STAGES/STRUCTURES** *(include details on site map)*

☒ Yes ☑ No **Tents/Pop-up Canopies?**
How many Tents/Pop-up Canopies will be used for the event? 100
Dimensions of Tents/Pop-up Canopies: 10x10's
All large or enclosed tents/canopies require Inspections from the SG Fire Department 435-627-4150

☐ Yes ☑ No **Temporary Stage?** **Dimensions of Stage:** _____

Description of Tents/Canopies/Stage, etc.:

9. **SITE SETUP/SOUND** *(check all that apply - please include details on site map)*

☐	**Fencing/Scaffolding**	
☐	**Barricades**	*(must obtain privately)*
☐	**Portable Sanitary Units**	*(must obtain privately)*
☐	**Inflatables, Bounce House(s)** ☐ Generator(s) & ☐ Certificate of Liability Insurance **are required**	*(must obtain privately)*
☐	**Climbing Wall, Axe Throwing, Mechanical Bull, Zipline, &/or Dunk Tank** ☐ Certificate of Liability Insurance **is required**	
☒	**Music** *If yes, check all that apply:* ☐ **Acoustic** ☒ **Amplified** NO MORE THAN TRIOS. SIMPLE PA	
☐	**PA/Audio System** **Type/Description:**	
☐	**Fireworks/Fire Performances/Open Flame**	Requires approval from SG Fire Dept. 435-627-4150
☐	**Propane/Gas On-site**	Requires approval from SG Fire Dept. 435-627-4150
☐	**Trash/Recycle Bin coordination On-site**	WCSW 435-673-2813

10. **ROAD & SIDEWALK USE** *(please include details on site map)*

☐ Yes ☑ No **Will Roads & Sidewalks Be Used?**
☐ Yes ☑ No **Are you requesting Road &/or Sidewalk Closures?**
An Encroachment Permit is required for Road Closures and Sidewalk Use.
To obtain the permit, contact SG City Public Works Dept. 435-627-4058 https://www.sgcity.org/encroachment/

☐	**Road Use and Closure**	**Location:**	
☐	**Sidewalk Use**	**Location:**	☐ Will stay on sidewalks and follow pedestrian laws.
☐	**Parade Permit App**	**Location:**	**Number of Floats:**

11. **SECURITY/OTHER** *(please complete and sign the Security Plan Approval Request Form, for approval of Security)*

12. **Application Fee is based on attendance, and charged per day, as follows:**

☐ **$75.00 for attendance under 300**
☐ **$150.00 for attendance over 300**

Total: $_____ *(payable to: City of St. George – Attn: Special Events, 175 East 200 North, St. George, UT 84770)*

By submitting a signed application, the applicant certifies that falsifying any information on this application constitutes cause for rejection or revocation of the Permit.

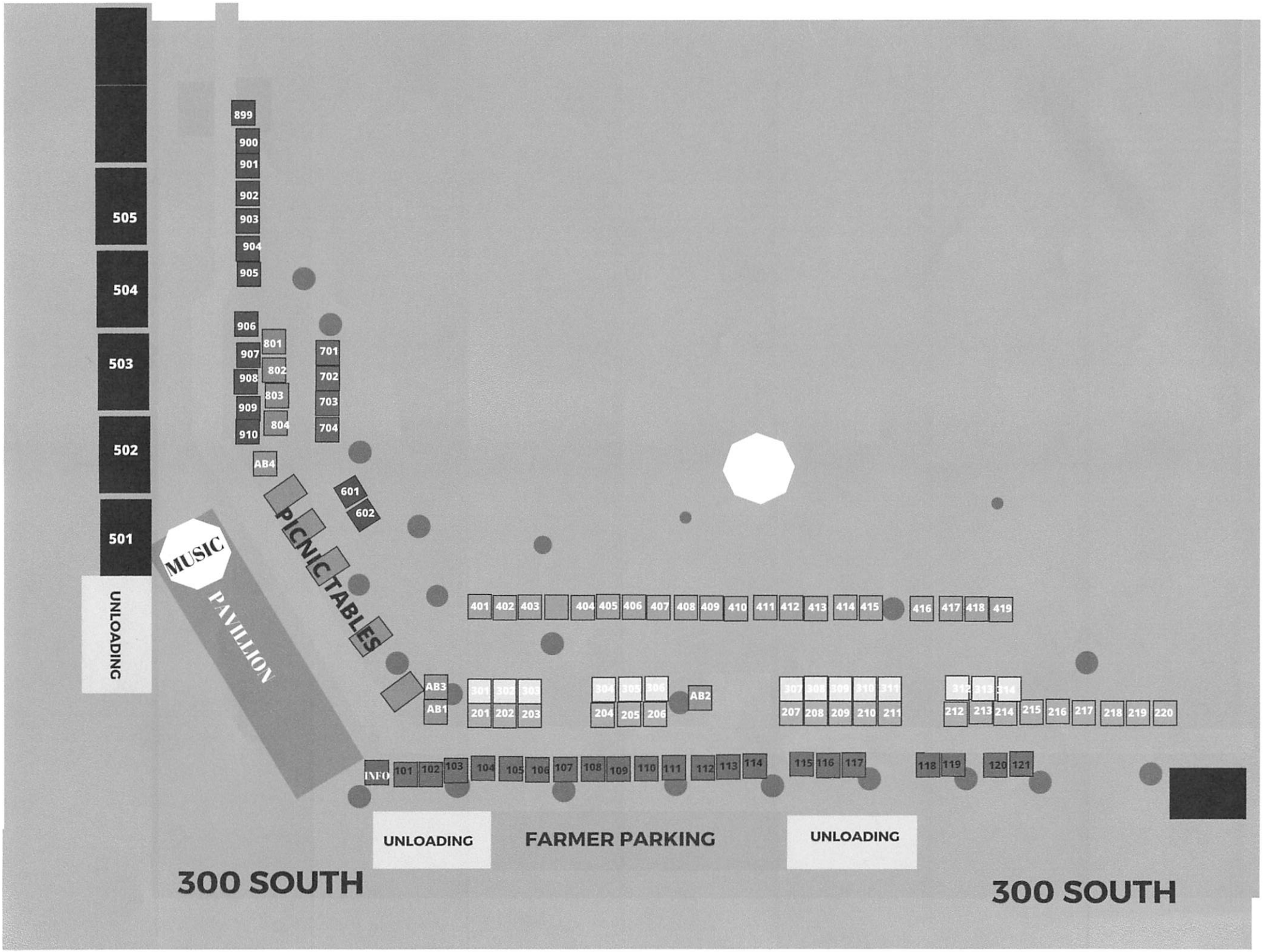
KAT PUZEY		12.01.22
Applicant's Name [PRINT]	Applicant's Signature	Date

EVENT DESCRIPTION

PLEASE DESCRIBE YOUR EVENT IN DETAIL; ADD ANY ADDITIONAL INFORMATION OR PAGES.

- *Please be sure to include any elements of your event that will help with the approval of the event.*

THIS IS A FARMERS MARKET. WE DON'T ALLOW RESALE OF PRODUCTS. IT HIGHLIGHTS & PROMOTES LOCAL VENDORS. IT ALSO PROVIDES A SAFE NUETRAL MEETING PLACE FOR ALL MEMBERS OF THE COMMUNITY.


505
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AB4
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PICNIC TABLES
MUSIC
PAVILION
AB3
AB1
AB2
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INFO
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UNLOADING
FARMER PARKING
UNLOADING
300 SOUTH
300 SOUTH

Date Received Vendor List:_____ Permit No: _____

Payment Received: _____ Date Completed: _____

SUB-LICENSE FEE(S)

St.George
THE BRIGHTER SIDE

Please make check payable to: CITY OF ST. GEORGE

City of St. George Special Events
175 East 200 North
St. George, UT 84770

Phone: 435-627-4712
E-mail: events@sgcity.org

EVENT NAME: _____ **CONTACT PHONE:** _____

EVENT DATE(S): _____ **EVENT LOCATION:** _____

VENDOR INFORMATION

Please provide the following information for all vendors. The sub-license fee for each vendor is $5.00.
Special Event Tax Numbers are required for each Vendor, 801-297-6303. Those Vendors selling, giving away, or preparing food on site are required to obtain approval from the Southwest Utah Public Health Department, 435-986-2580.

#	Vendor Name	Vendor Phone #	Product or Service to be offered at Event	Payment $5.00
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

Date Received: 12/2/22 Permit No: _____

Police Approved: _____ Date Issued: _____

Approval with Comments:

SECURITY PLAN APPROVAL REQUEST FORM

St.George
THE BRIGHTER SIDE

Rev. 09-20-22

All questions must be answered completely or application will not be considered. Please allow TEN (10) days for approval. Together with this application, please provide a written Security Plan including names of all security personnel.

EVENT NAME: DOWNTOWN FARMERS MARKET

Event Location: VERNON WORTHEN 300 S 400 E

Type of Event: **Do You Expect Any Protesters?** ☐ YES ☒ NO

Date of Event: **Hours of Event:** 8-12 (SUMMER) 10-2 (WINTER)

Number of Expected Attendance: 1,000 **Occupancy Load:** UNLIMITED

Name of Applicant: KAT PUZEY

Address: [redacted]

Day Phone: **Cell/Other:** [redacted]

E-mail: [redacted]

- Security Personnel must be 21 years old or older;
- A Security Director must be onsite at all times with a cell phone;
- Shirts or Vests must look the same. "SECURITY" must be stated on the shirt or vest so it is visible to the public and the Police Department.

Please check applicable Security:
The following will allow for the calculation of security required. The calculations will change depending on the type of event.

☐ **Police Officers ($100/hr)**	**2 Police Officers per**	**1 to 300 People**
☐ **Security Officers in Uniform**	**3 Security Officers per**	**1 to 300 People**
☒ **Private Citizens in Security Shirts or Vests**	**4 Private Citizens per**	**1 to 300 People**

Name of On-site Security Director: DANIELLE MCCRACKEN **Cell Number:** [redacted]

E-mail: [redacted]

Comments:

I understand that falsifying any information on this application constitutes sufficient cause for rejection or revocation of the Special Event Permit. I also understand that the Police Department may require additional information as permitted by Ordinance, and also agree to supply the same.

Applicant Signature: _____ **Date:** 12.01.23

SECURITY PLAN INFORMATION

1. Please list the names of the security personnel, age, and cell phone number:

First	Last	Age	Cell Phone Number
JACKIE	[redacted]		
MELODY ~~RACHEL~~			
KIRSTEN			
LORI			

2. Please indicate the number of security personnel that will be roaming on the premises of the event: 4.

3. Please provide a detailed Security Plan:

THERE WILL BE 4 SECURITY GUARDS POSTED IN PAIRS AT EACH END OF THE MARKET. THE WILL ROTATE WHO PATROLS WHILE ONE STAYS AT THE POINT. WE WILL ALL HAVE WALKIE TALKIES TO COMMUNICATE W/ CENTRAL INFO BOOTH

4. Please mark on the site plan the locations of each security person:

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/26/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Dana Benson
Dixie Leavitt Agency 115 North Main Street PO Box 1744 Cedar City UT 84720	PHONE (A/C, No, Ext): (435) 586-9463 FAX (A/C, No): (435) 586-0609 E-MAIL ADDRESS: dana-benson@leavitt.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Scottsdale Insurance Company	41297
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED: Modern Farm and Artisan Co-oP, DBA: Downtown Farmers Mark
386 E. Urie North Dr
Washington UT 84780

COVERAGES **CERTIFICATE NUMBER:** 22-23 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	X	Y	BINDER	8/27/2022	8/27/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 3,000,000 $ 3,000,000
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS HIRED AUTOS SCHEDULED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Downtown Farmers Market
City of St. George is listed as an additional insured, Primary and Non Contributory coverage applies, Waiver of Subrogation applies, 30 days cancellation applies
Blanket Additional Insured Vendors applies

CERTIFICATE HOLDER

674-4226

City of St George
175 E. 200 N.
St George, UT 84770

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Dana Benson/DB

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STATE OF UTAH
DEPARTMENT OF AGRICULTURE
AND FOOD

VOID

VOID

Fee for Duplicate Certificate: $15.00

Important Registration Reminders

Your registration is valid until the expiration date listed on this certificate. Approximately 60 days prior to this expiration you will receive a renewal notice.
Listed below are your current mailing and location addresses of record with the division. If you move, it is your responsibility to notify us of any change. To make any address change, please notify us by phone, fax, or mail.

DOWNTOWN FARMERS MARKET
386 E URIE N DR
WASHINGTON UT 84780

If you have any questions please visit our web site:

http://ag.utah.gov/licensing.html

Mail: Department of Agriculture and Food
4315 S 2700 W
Taylorsville, UT 84129-2128

Phone: (801) 982-2253 Food Compliance Program
Fax: (385) 465-6023

Year: 2022

STATE OF UTAH
DEPARTMENT OF AGRICULTURE AND FOOD

Certificate No: 94888

P.O. Box 146500 Salt Lake City UT 84114-6500 http://ag.utah.gov Phone: 801-538-7100

CERTIFICATE OF REGISTRATION FOR

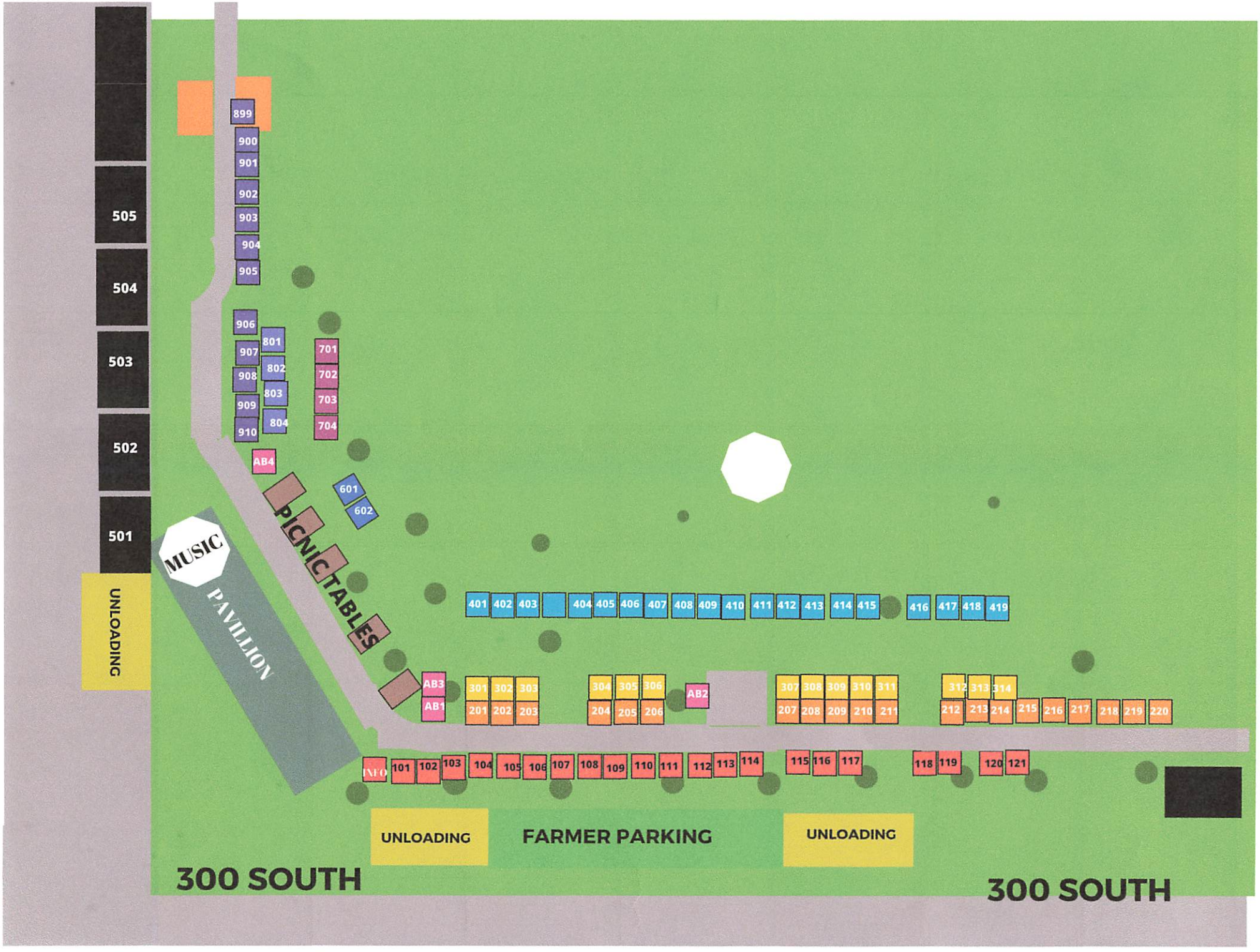
Food Establishment

DOWNTOWN FARMERS MARKET
2 W ST GEORGE BLVD # 22
ST GEORGE UT 84770

THE GREAT SEAL OF THE STATE OF UTAH
INDUSTRY
1847
1896

Registration Expires: 12/31/2022

Category: SMALL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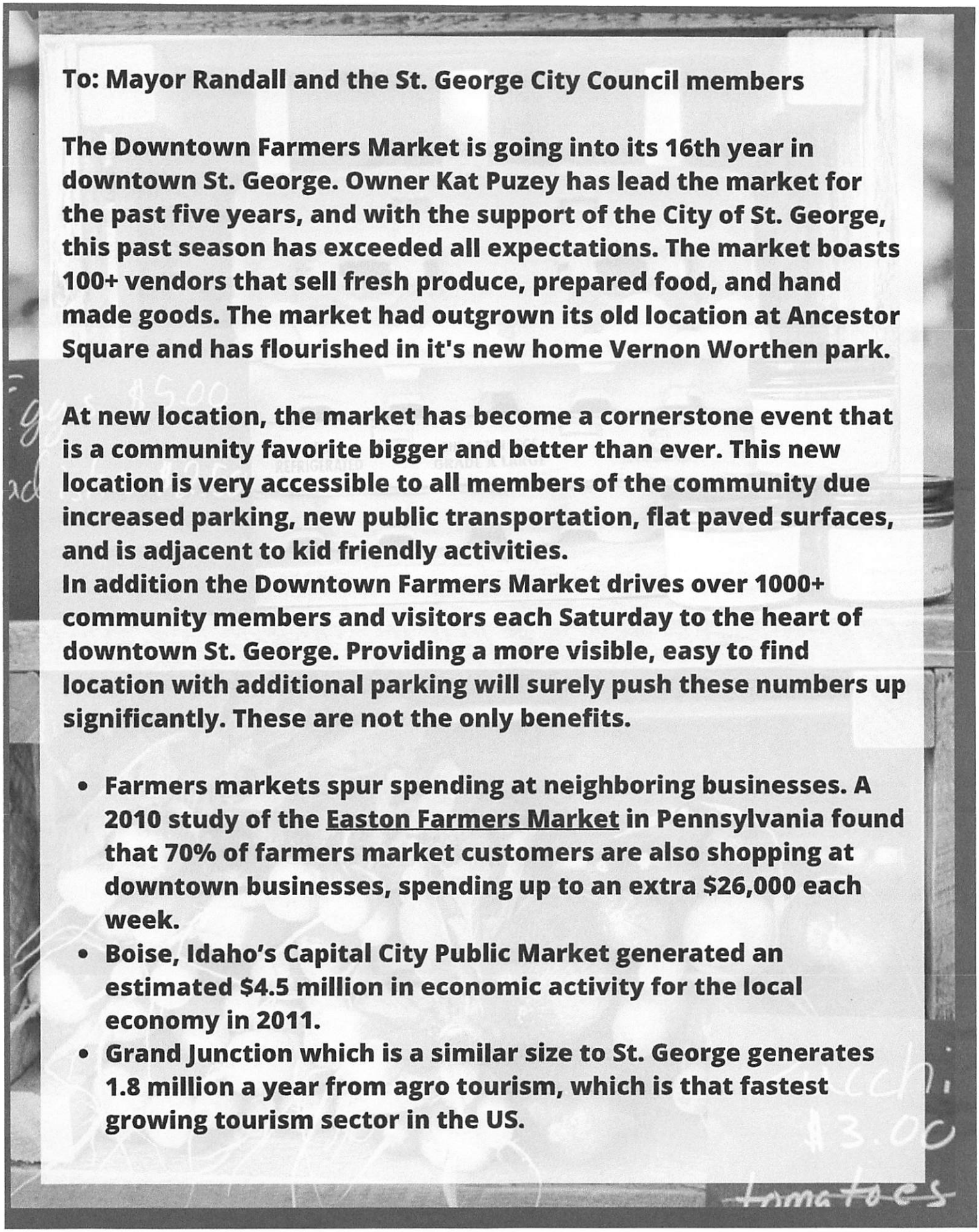
120 121
UNLOADING
FARMER PARKING
UNLOADING
300 SOUTH
300 SOUTH

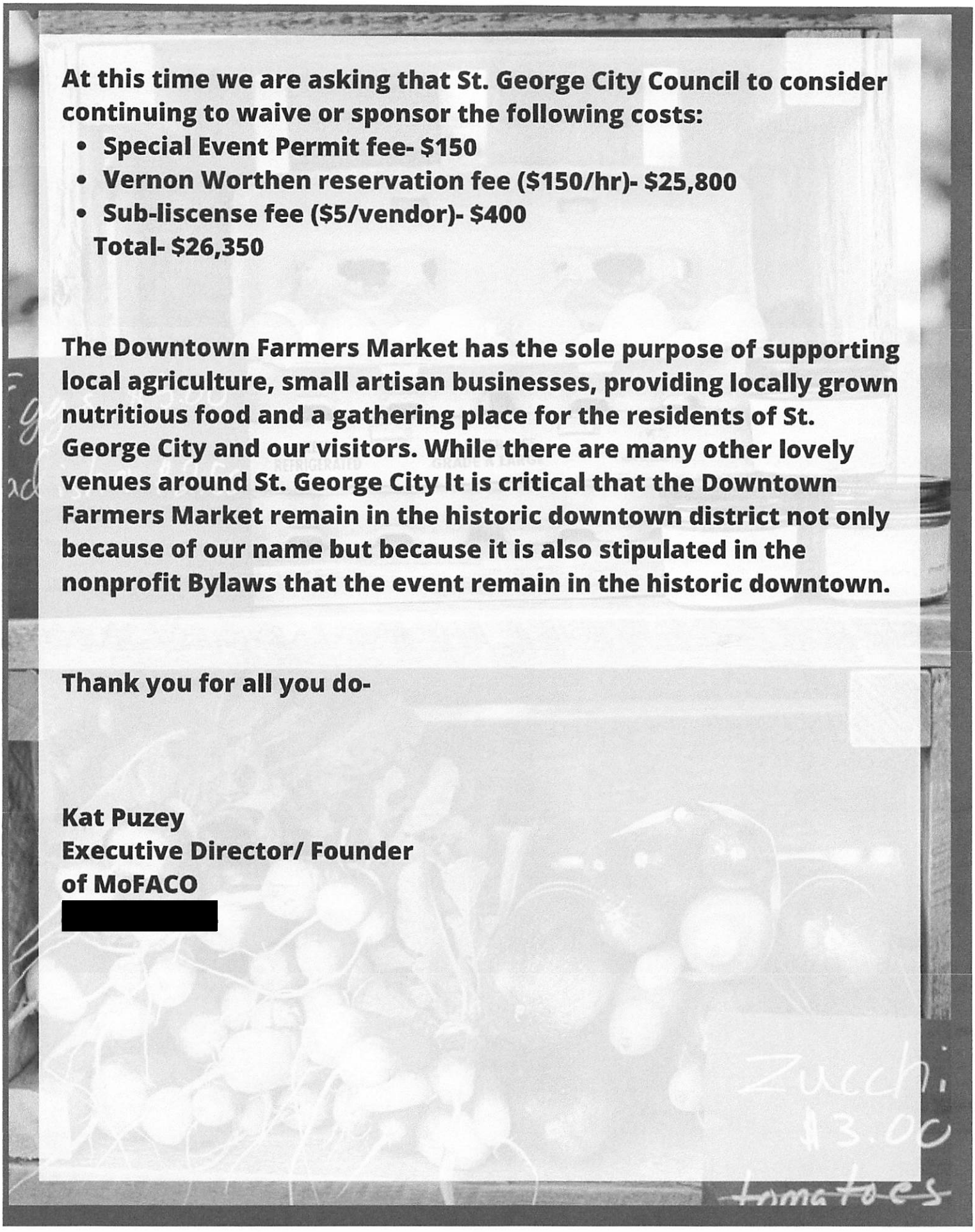


To: Mayor Randall and the St. George City Council members

The Downtown Farmers Market is going into its 16th year in downtown St. George. Owner Kat Puzey has lead the market for the past five years, and with the support of the City of St. George, this past season has exceeded all expectations. The market boasts 100+ vendors that sell fresh produce, prepared food, and hand made goods. The market had outgrown its old location at Ancestor Square and has flourished in it's new home Vernon Worthen park.

At new location, the market has become a cornerstone event that is a community favorite bigger and better than ever. This new location is very accessible to all members of the community due increased parking, new public transportation, flat paved surfaces, and is adjacent to kid friendly activities.
In addition the Downtown Farmers Market drives over 1000+ community members and visitors each Saturday to the heart of downtown St. George. Providing a more visible, easy to find location with additional parking will surely push these numbers up significantly. These are not the only benefits.

- **Farmers markets spur spending at neighboring businesses. A 2010 study of the Easton Farmers Market in Pennsylvania found that 70% of farmers market customers are also shopping at downtown businesses, spending up to an extra $26,000 each week.**
- **Boise, Idaho's Capital City Public Market generated an estimated $4.5 million in economic activity for the local economy in 2011.**
- **Grand Junction which is a similar size to St. George generates 1.8 million a year from agro tourism, which is that fastest growing tourism sector in the US.**



At this time we are asking that St. George City Council to consider continuing to waive or sponsor the following costs:

- **Special Event Permit fee- $150**
- **Vernon Worthen reservation fee ($150/hr)- $25,800**
- **Sub-liscense fee ($5/vendor)- $400**

Total- $26,350

The Downtown Farmers Market has the sole purpose of supporting local agriculture, small artisan businesses, providing locally grown nutritious food and a gathering place for the residents of St. George City and our visitors. While there are many other lovely venues around St. George City It is critical that the Downtown Farmers Market remain in the historic downtown district not only because of our name but because it is also stipulated in the nonprofit Bylaws that the event remain in the historic downtown.

Thank you for all you do-

Kat Puzey
Executive Director/ Founder
of MoFACO
[redacted]

Agenda Date: 01/05/2023 **Agenda Item Number:** 10

Subject:

Consider approval of a resolution to amend the fees for the Net Metering Program.

Item at-a-glance:

Staff Contact: Laurie Mangum

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

811 E Red Hills Parkway

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

Customers in the net metering program have installed solar PV systems on their homes or businesses. The policy was adopted in 2005 and has been updated over the years. In 2018 the policy was updated to include a Solar Reliability Charge. This request is to increase that charge based on the increased operational costs for the utility. Additionally, staff is requesting an increase to the bi-directional meter costs based on increased cost for the meters.

Staff Narrative (need/purpose):

Net Metered customers produce some of the energy needed to power their home/business. However, they are still tied to the grid and use grid power and facilities when their solar PV system is not generating enough to cover their full electrical load. Many of these customers buy few or no kWh from the utility over the course of a year. Part of the kWh cost includes the cost to operate and maintain the internal distribution system. To recover the cost to serve net metered customers, they are charged a solar reliability charge. This charge is based on the the utility's cost to provide service and is reviewed annually when staff conducts a Cost of Service Study. Additionally, bi-directional meter costs have also increased and staff is recommending an increase to cover the cost of the meter upgrade.

Name of Legal Dept approver: Alicia Galvany Carlton

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff has determined that the charge should be increased from $.02328 to $.0255 per kWh and the Bi-Directional single phase increase to $424 and the Bi-directional Meter 3 Phase increase to $515.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ST. GEORGE, UTAH AMENDING AND ADOPTING FEES AND COSTS FOR THE ST. GEORGE ENERGY SERVICES DEPARTMENT NET METERING PROGRAM

WHEREAS, the City of St. George Energy Services Department (SGESD) has a Net Metering Program to accommodate net metered customers who use solar panels to generate electricity; and

WHEREAS, the Net Metering Program Fees and Costs includes a Solar Reliability Charge (SRC), that reflects the cost of SGESD to provide services that meet the full demand of net metered customers; and

WHEREAS, the SRC is calculated by dividing the total operational expenses by the total kWh needed to meet the system load, which determines the portion of the kWh charge associated with system operation costs; and

WHEREAS, the SRC is reviewed annually as part of the *Cost of Service Study* done by SGESD staff; and

WHEREAS, SGESD needs to increase the SRC cost to net metered customers in order to reflect the increased cost to SGESD to operate the distribution system that serves its customers; and

WHEREAS, net-metered customers require bi-directional metering as part of the Net Metering Program to accurately determine net-metered customers' energy use; and

WHEREAS, SGESD needs to increase the bi-directional metering cost to net metered customers in order to reflect the increased cost to SGESD for installing bi-directional metering on net metered customers' electric service.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of St. George hereby authorizes fees and costs for the St. George Energy Services Net Metering Program to be increased as outlined in "Exhibit A."

PASSED AND ADOPTED by the City Council of the City of St. George this 5th day of January, 2023.

CITY OF ST. GEORGE:

_____
Michele Randall, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

_____
Alicia Carlton, Assistant City Attorney

VOTING OF CITY COUNCIL:

Councilmember Hughes _____
Councilmember McArthur _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____

EXHIBIT A

NET METERING FEES AND COSTS	
Studies to evaluate proposed interconnection	Estimate will be provided
Solar Reliability Charge Increase with size of PV system	~~$.023280~~ $.0255 per kwh generated
First Review one site visit for verification of system	$245 Assumes 1 year per application and
Additional Reviews	Billed per Policy 10.87
Bi-Direction Meter Upgrade meter	~~$315~~ $424 Single phase bi-directional
Bi-Direction Meter Upgrade	~~$415~~ $515 3-phase bi-directional meter
Additional studies for Level 2 reviews before study is conducted	Billed per estimate given to customer

Agenda Date: 01/05/2023 **Agenda Item Number:** 11

Subject:

Consider approval of a resolution amending and adopting fees for the St. George Discovery Site at Johnson Farm.

Item at-a-glance:

Staff Contact: Ryan Dooley

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

2180 East Riverside Drive

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

In 2010, the City of St. George entered into a Lease Agreement with the DinosaurAh!torium Foundation for the purposes of operating and administering the site. The Agreement states that any admission fee, charges for use of the site, fees or charges for tours or activities on the site or any other fee or fee waivers for the admission, use, or touring of the site shall be approved by resolution of the City Council.

Staff Narrative (need/purpose):

The Executive Director of the Foundation has recently proposed to increase admission fees to continue the museum in an economically feasible manner.

Name of Legal Dept approver: Ryan Dooley

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends approval of the proposed fee increases.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ST. GEORGE, UTAH AMENDING AND ADOPTING FEES FOR THE ST. GEORGE DINOSAUR DISCOVERY SITE AT JOHNSON FARM

WHEREAS, the City of St. George is the sole owner of the property known as the St. George Dinosaur Discovery Site at Johnson Farm; and

WHEREAS, in 2010, the City of St. George entered into a Lease Agreement with the DinosaurAh!torium Foundation for the purposes of operating and administering the site; and

WHEREAS, the Agreement states that any admission fee, charges for use of the site, fees or charges for tours or activities on the site or any other fee or fee waivers for the admission, use, or touring of the site shall be approved by resolution of the City Council; and

WHEREAS, in order to continue the museum in an economically feasible manner, it is necessary to amend and adopt admission fees for the St. George Dinosaur Discovery Site at Johnson Farm.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of St. George hereby authorizes fees for the St. George Dinosaur Discovery Site Museum to be increased as outlined in "Exhibit A".

PASSED AND ADOPTED by the City Council of the City of St. George this 5th day of January, 2023.

CITY OF ST. GEORGE:

_____
Michele Randall, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

_____
Ryan Dooley, Assistant City Attorney

VOTING OF CITY COUNCIL:

Councilmember Hughes _____
Councilmember McArthur _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____

EXHIBIT A

Fee Schedule Proposal for 2023

	2022 Current	2023 Proposed
General, Adult	$8	$10
General, Baby	$0	$0
General, Child	$4	$5
General, Senior	$7	$9
General, Student w/ ID	$6	$8
Group, Adult	$6	$8
Group, Baby	$0	$0
Group, Child	$2	$4
Group, Senior	$6	$7
Group, Student w/ID	$4	$6
Local -Adult	$6.5	$7
Local -Child	$3	$3.5
Local -Senior	$6	$6
Local -Student	$4	$5
Local -Baby	$0	$0
Military -Adult	$7	$9
Military -Child	$3	$4
Military -Senior	$6	$8
Military -Student	$5	$7
Military -Baby	$0	$0

Senior Games Adult	$4	$5
Senior Games Senior	$3.5	$4.5
Senior Games Child	$2	$2.5

Yearly Pass	2022 Current	2023 Proposed
Membership Triassic -2 People (or 1 adult + 1 child)	$25	$30
Membership Jurassic -Family (2 adults + kids)	$50	$60
Membership Cretaceous -Grandparents (2 adults + kids & grandkids, limit 15 people/visit)	$75	$90

Age Group Changes	**Current**	**Proposed**
Adult	17-59	18-69
Baby	0-3	0-4
Child	4-16	5-17
Senior,	60+	70+
Student w/ ID	any	any

Agenda Date: 01/05/2023 **Agenda Item Number:** 12

Subject:

Consider approval of an ordinance amending the City zoning map by changing the zone from RCC (Residential Central City) to PD-C (Planned Development Commercial) on approximately 0.27 acres located at 184 North 200 West to allow for a future boutique hotel containing no more than sixteen (16) rooms for a project to be known as STG Inn. Case No. 2022-ZC-050

Item at-a-glance:

Staff Contact: Carol Davidson

Applicant Name: Stacy Young

Reference Number: 2022-ZC-050

Address/Location:

184 N 200 W Street

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

The applicant is requesting an initial zone change on this property. The applicant has provided a narrative, use list, and conceptual site plan. The conceptual site plan shows the location of where the hotel and parking lot would be placed on this site. There is a single-family home on this parcel which has been split into no more than four rental units. At their meeting held on December 13, 2022, the Planning Commissioners held a public hearing and recommended approval with a vote of 6-0.

Staff Narrative (need/purpose):

The applicant is requesting to rezone this parcel for the purpose of an anticipated boutique hotel containing up to 16 rooms at this location.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

With a 6-0 vote, the Planning Commission recommended approval of this initial zone change for STG Inn with the following conditions:1.The use is to include the following wording: Up to a 16-key boutique hotel with required off-street parking that is located behind the hotel and screened from the adjacent single-family home to the east.2.When designing the building, if there is a third floor, it shall be set back from the street edge to soften the impact on the street character.

PLANNING COMMISSION AGENDA REPORT: 12/13/2022
CITY COUNCIL AGENDA REPORT: 01/05/2023

STG Inn Initial Zone Change (Case No. 2022-ZC-050)		
Request:	Consider approval an initial zone change from RCC (Residential Central City) to PD-C (Planned Development Commercial) zone to allow for a future boutique hotel containing no more than 16 rooms.	
Applicant:	Stacy Young	
Location:	184 N 200 W	
General Plan:	Connected Corridor	
Existing Zoning:	RCC (Residential Central City)	
Surrounding Zoning:	North	RCC (Residential Central City)
	South	A-P (Administration Professional)
	East	RCC (Residential Central City)
	West	RCC (Residential Central City)
Land Area:	Approximately 0.27 acres	

BACKGROUND:
This is a request for an initial zone change from the RCC (Residential Central City) to PD-C (Planned Development Commercial) for a 0.27-acre parcel located at 184 N. 200 W. The applicant is requesting to rezone this parcel for the purpose of an anticipated boutique hotel containing up to 16 rooms at this location.

For this initial zone change request, the applicant has provided a narrative, use list, and conceptual site plan (found in Exhibit A, Applicant's Narrative). The conceptual site plan shows the location of where the hotel and parking lot would be placed on this site. Staff would recommend that the size of the hotel be limited to the parking provided, in that it meets our current parking requirement which is one space per hotel room plus two additional spaces for staff.

The land-use designation for this location is the Connected Corridor. This newly adopted land-use designation is to be accompanied by an upcoming ordinance which will bring the strategies found in the Master Plan into our zoning regulations. However, the ordinance has yet to be adopted. To ensure we are meeting the vision of this master plan, staff has added some conditions in the recommendation portion of this staff report that are in harmony with the strategies of the Connected Corridor. (Please see Exhibit B for the description of the Connected Corridor.)

The location for this hotel is as follows: The surrounding neighborhood is a mix of single-family and commercial uses. There is a single-family home on this parcel which has been split into no more than four rental units. Directly to the south, there are several single-family homes that have been turned into businesses and are zoned A-P (Administrative Professional). To the north is a single-family home which is surrounded by Seasons Health and Rehab which offers a short-term rehabilitation center and a long-term nursing home. To the east is a single-family home (The Barton Home) which has been listed on our local register of historic places and has been approved to be used as a short-term rental home. Next to the Barton home is the Richens Eye Center, a commercial business. To the west is the St. George Catholic Church complex.

RECOMMENDATION:
With a 6-0 vote, the Planning Commission recommended approval of this initial zone change for STG Inn with the following conditions:

1. The use is to include the following wording: "Up to a 16-key boutique hotel with required off-street parking that is located behind the hotel and screened from the adjacent single-family home to the east."
2. When designing the building, if there is a third floor, it shall be set back from the street edge to soften the impact on the street character.

ALTERNATIVES:

1. Approve as presented.
2. Approve with additional conditions.
3. Deny this request.
4. Table the proposed zone change amendment to a specific date.

POSSIBLE MOTION:
I move we approve this initial zone change with the conditions recommended by the Planning Commission.

FINDINGS FOR APPROVAL:
1. The proposed use is permitted uses found in the PD-C zone.
2. The proposed zone change meets the initial zone-change application requirements found in Section 10-8D-2A.

EXHIBITS PROVIDED:
Exhibit A – Applicant's Narrative and conceptual Site Plan
Exhibit B – Excerpts from the Downtown Area Plan, Connected Corridor
Exhibit C – Public Comments
Exhibit D – PowerPoint Presentation

Exhibit A
Applicant's Narrative

Narrative of Proposed Development and Preliminary Site Plan

1. *Property Legal Description.* BEGINNING at the Northwest Corner of Lot Five (5), in Block Thirty-One (31), Plat "A", ST. GEORGE CITY SURVEY, and running thence South 132.0 feet; thence East 114.0 feet; thence North 32.0 feet; thence West 33.0 feet; thence North 100.0 feet; thence West 81.0 feet to the Point of Beginning.

2. *Project Vision*. The proposed redevelopment plan is a modern take on the traditional inn. Developer proposes to construct a boutique hotel roughly comparable in scale, function and setting to properties like the *Berkeley* (Denver), *Weatherford* (Flagstaff), or *Rochester* (Durango).

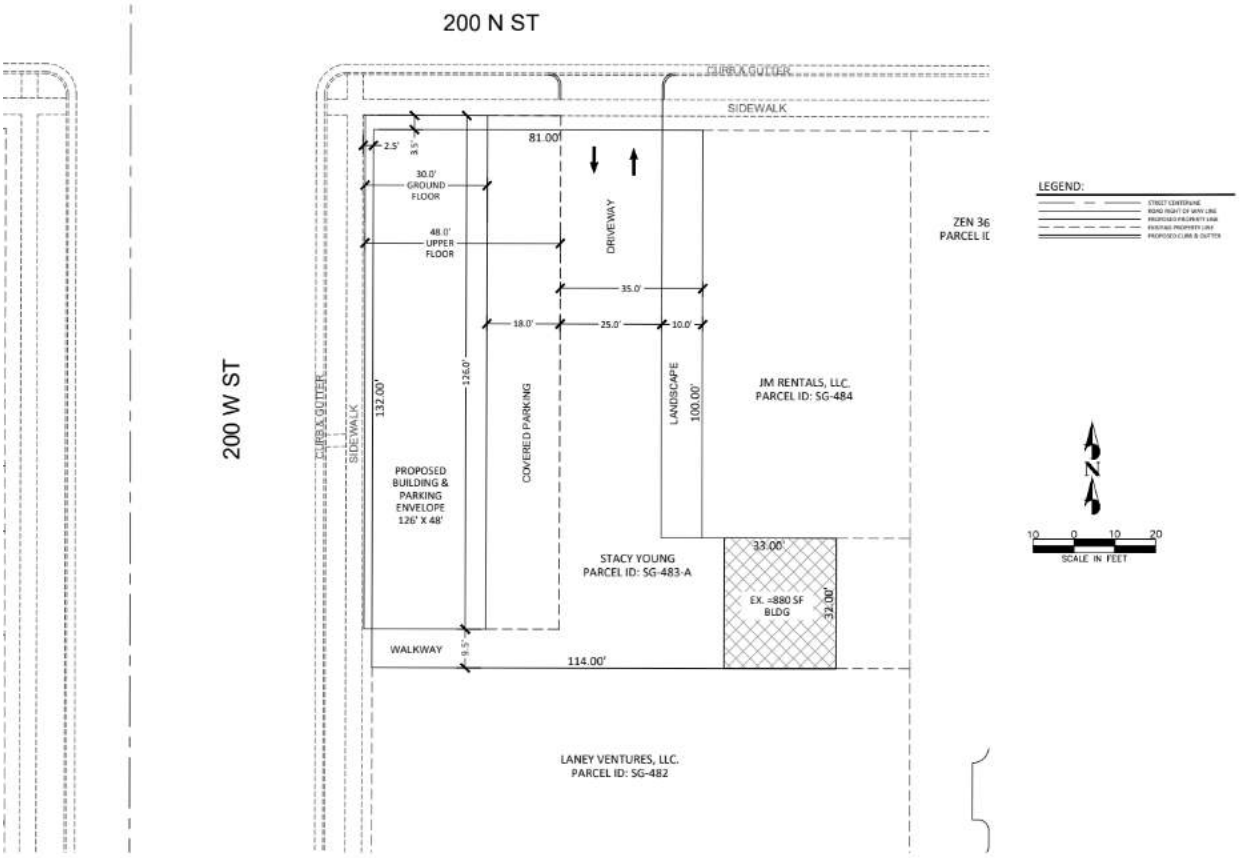
3. *Proposed Land Use*. (Up to) 16-key boutique hotel with one off-street parking space for each hotel unit and one additional off-street space for support staff.

4. *Project Benefits*.

   a. The project will demonstrate the potential for upcycling deteriorated downtown property at a smaller scale than large projects like Advenire/City View or Joule Plaza.

   b. The project will enhance the neighborhood by adding another small hospitality property to the walkable Bed & Breakfast district established in the area around the historic Brigham Young home while catering to a distinct visitor niche.

   c. The property is within the City's defined Central Business District and on the same block as one of the city's major redevelopment holdings. It is also about a block from the boundary of the city's tax increment district. These factors express a public policy goal of attracting to this area the kind of reinvestment and commercial activity represented by the proposed project. In fiscal terms, the project would require no public financial participation or incentive, but will generate considerable fiscal benefits, as represented by an expected tenfold increase in the taxable value of the property.


200 N ST
200 W ST
CURB & GUTTER
SIDEWALK
81.00'
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GROUND
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UPPER
FLOOR
DRIVEWAY
35.0'
18.0'
25.0'
10.0'
132.00'
126.0'
COVERED PARKING
LANDSCAPE
100.00'
PROPOSED
BUILDING &
PARKING
ENVELOPE
126' X 48'
JM RENTALS, LLC.
PARCEL ID: SG-484
ZEN 36
PARCEL ID
LEGEND:
STACY YOUNG
PARCEL ID: SG-483-A
33.00'
EX. ±880 SF
BLDG
32.00'
WALKWAY
9.5'
114.00'
LANEY VENTURES, LLC.
PARCEL ID: SG-482
N
10 0 10 20
SCALE IN FEET

Exhibit B
Downtown Master Plan – Connected Corridor

CONNECTED CORRIDOR CHARACTER AREA

A convenient mix of businesses, services, and housing within proximity to collector and higher volume roadways.

CONNECTED CORRIDOR DEVELOPMENT VISION

Connected Corridor Areas include businesses, apartment buildings, courtyard homes, townhouses, student housing, live-work units, and civic and religious uses. In these areas, many commercial properties are anticipated to redevelop as housing and mixed use. Housing demand will drive most redevelopment. New housing and residents may also support some non-residential development such as office, dining, or retail along key street frontages and intersections; as well as transit and mobility enhancements.

Existing Connected Corridor character

Proposed Connected Corridor character with potential development and streetscape improvements (building setback precedent shown on page 15)

CC.1 CONNECTED CORRIDOR SCALE AND DESIGN

Building heights are two to four stories, with size and lot coverage that make efficient use of valuable Downtown land. Buildings are mostly single uses that are mainly horizontally mixed, though new buildings are encouraged as vertical mixed use. Design standards focus on the interface with and enhancement of the streetscape along key pedestrian streets such as Main Street and Tabernacle Street.

CC.2 CONNECTED CORRIDOR STRATEGIES

To revitalize the area, commercial properties should be allowed to redevelop to add a mix of uses, with shops, dining and housing to support downtown businesses and institutions, and conveniently house downtown workers, students, and their families.

a. Allow for a wide range and scale of uses, allowing the area to transition over time in response to cyclical market conditions.
b. Existing historic structures are encouraged to be adaptively reused and/or be designated as Landmarks.
c. Buildings should be multi-story; street-facing ground floors should be activated with retail, restaurant, or other public access spaces.
d. Buildings on Main Street, Tabernacle Street, and St. George Boulevard should be built ready to install necessary equipment for full-service restaurant use (e.g., plumbing for grease interceptor, ductwork for exhaust hoods).
e. Tabernacle Street should be redeveloped as a pedestrian friendly street enlivened by housing, dining and retail, to reinforce the connection between Utah Tech University and the Arts District.

Potential Connected Corridor Building Options

f. Third and fourth stories of buildings should be set back from the street edge to soften their impact on the street character.

g. Housing options for students are encouraged near Utah Tech University.

h. Multifamily and mixed use redevelopments should include small-scale gathering spaces, pocket parks, and/or pet relief areas to enhance residents' recreation access.

i. Over time, increasing housing density in Connected Corridors is expected to support transit service enhancements and increase mobility for residents.

j. Enhance residents' mobility and recreation access with bike lanes and complete streets.

k. The City may consider using a portion of ample right-of-way for Complete Streets improvements or angled parking, or dedicating some right of way to redevelopment for seating areas or other streetscape enhancing elements.

l. Parking for multifamily, commercial, and mixed use developments should be scaled appropriately to a Downtown setting, with shared parking encouraged.

m. Off-street parking should be located where it is least visible from public rights of way and screened from Traditional Neighborhood areas.

n. Required landscaping should be purposeful rather than extensive, contributing to appealing street frontages and screening Traditional Neighborhood areas.

Exhibit C
Public Comments

St.George
THE BRIGHTER SIDE

Carol Davidson <carol.davidson@sgcity.org>

Case # 2022-ZC-050

1 message

Scott Armour [redacted] Mon, Dec 5, 2022 at 5:40 PM
To: carol.davidson@sgcity.org

Carol,

While we hope top attend the Planning Commission meeting for this case on December 13, we want to submit our questions/concerns in writing in the event we have a conflict.

1) Building Height - the brief summary of the project suggests a 16 room hotel on a .27 acre parcel. We are curious what the proposed height of the final building will be? Is there an associated CUP request for building height variance? Does the PD-C zoning allow a taller structure than the current RCC zoning? The city approved a variance to allow Joule Plaza to significantly exceed building height limits. That approval was over our objections ad the height of Joule Plaza negatively impacts our property on 100S. We express concern over the city extending any additional height variance approvals for a building so close to the historical part of town and that blocks views or overshadows surrounding SFRs that remain zoned RCC and/or are historical.

2) Parking - what is the planned parking for this proposed 16 room hotel? We assume the city would require AT LEAST 16 on premise parking places for this project to be approved? Parking on 200 North is already congested with overflow from Ancestor Square spilling onto 200N between Diagonal and 200W. We cannot afford anymore demand for on street parking in that area. Again curious how a 16 room building AND parking for at least 16 vehicles fits into a .27 acre parcel??

Can any of those plan details be shared prior to the Planning Commission meeting? We fully support the continued investment in downtown and are excited for more businesses to invest in the area. However the investment needs to be thoughtful so we maintain the areas high quality of experience and do not negatively impact existing residents and businesses.

Thank you,

-

Scott Armour
Managing Director
ESP LLC

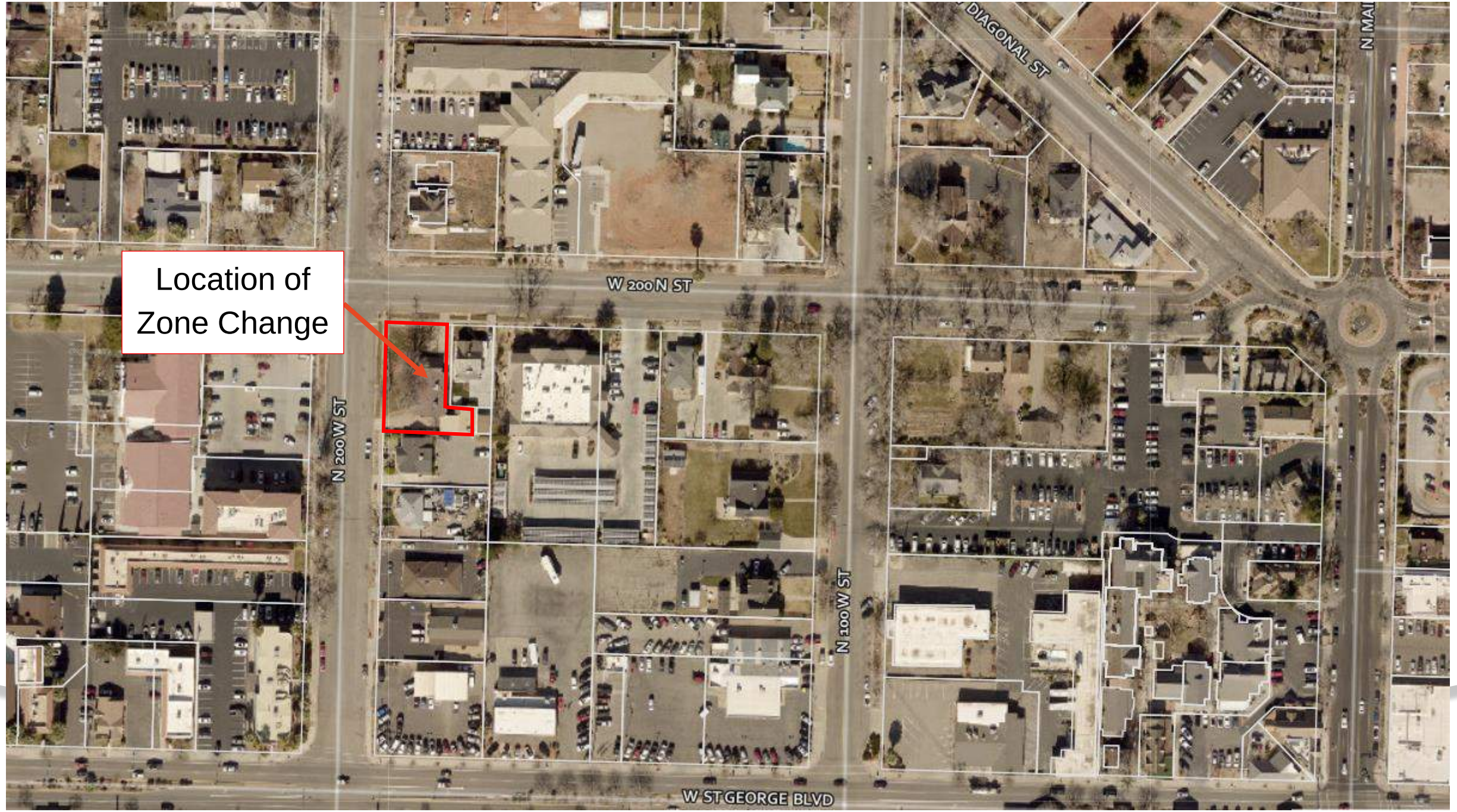
We would oppose this zoning change unless the change included a stipulation that the maximum building height remained 35 feet.

Thank you,

Exhibit D
PowerPoint Presentation

STG Inn

Zone Change 2022-ZC-050

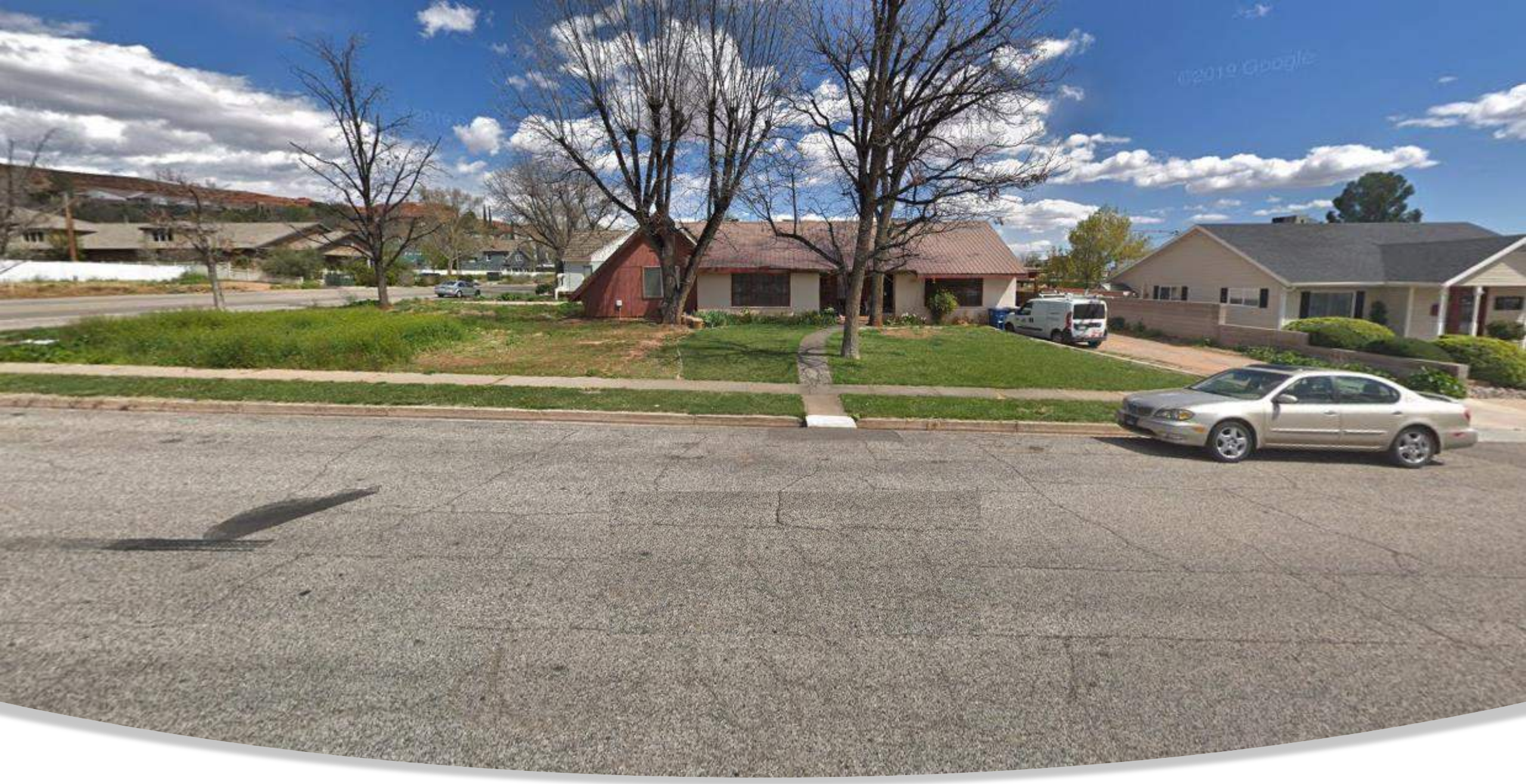

Location of Zone Change
W 200 N ST
N 200 W ST
N 100 W ST
W ST GEORGE BLVD
DIAGONAL ST

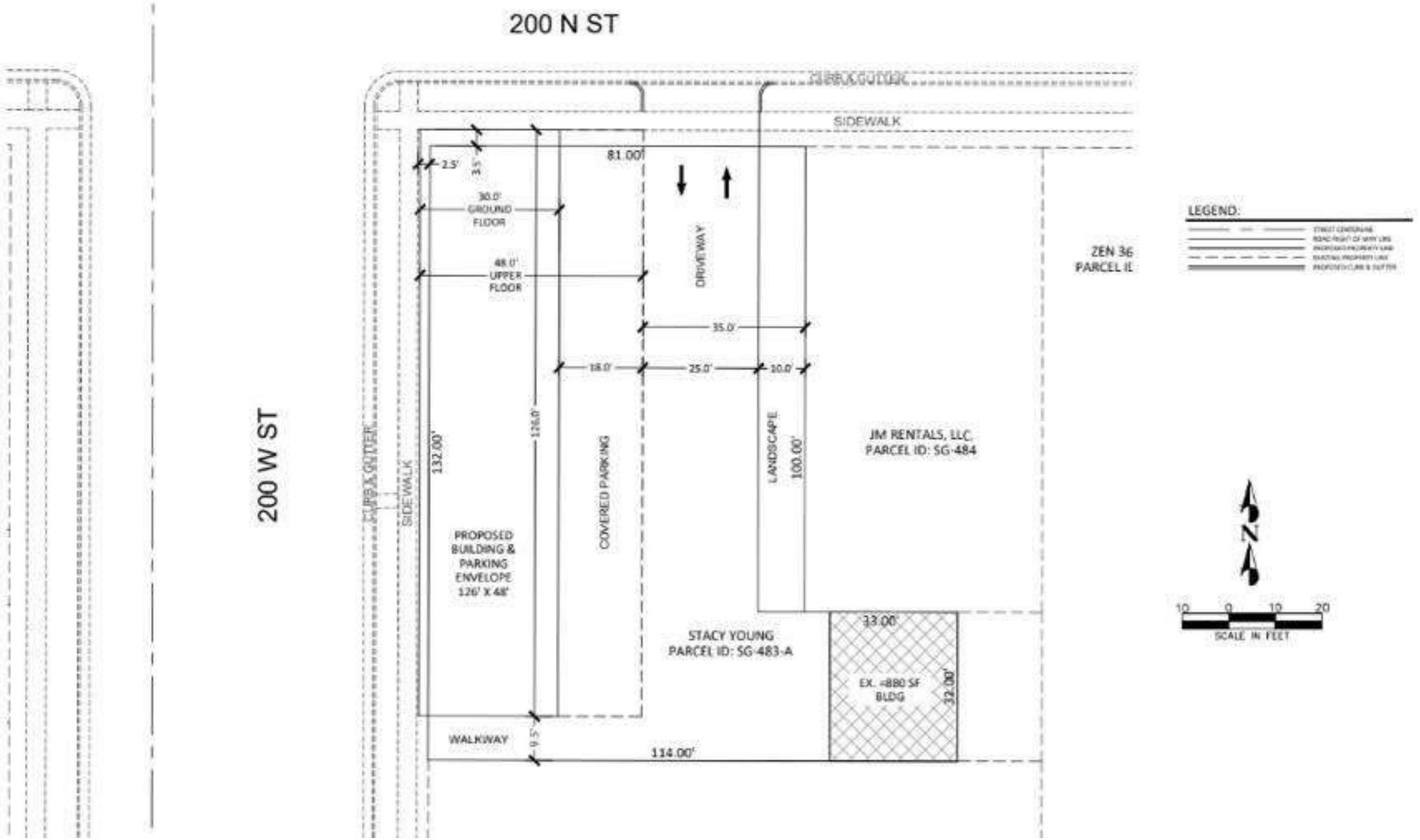
Land Use Map
Connected Neighborhood
Connected Corridor
Lively
W 200 N ST
N 200 W ST
N 100 W ST
W ST GEORGE BLVD
DIAGONAL ST

Zoning Map
PD-R
PD-R
PD-C
PD-R
PD-C
PD-C
RCC
C-4
PD-C
A-P
C-4

200 N ST
200 W ST
100 W ST

200 W ST
200 N ST
ST GEORGE BLVD


©2019 Google


200 N ST
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CURB & GUTTER
SIDEWALK
81.00'
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COVERED PARKING
LANDSCAPE
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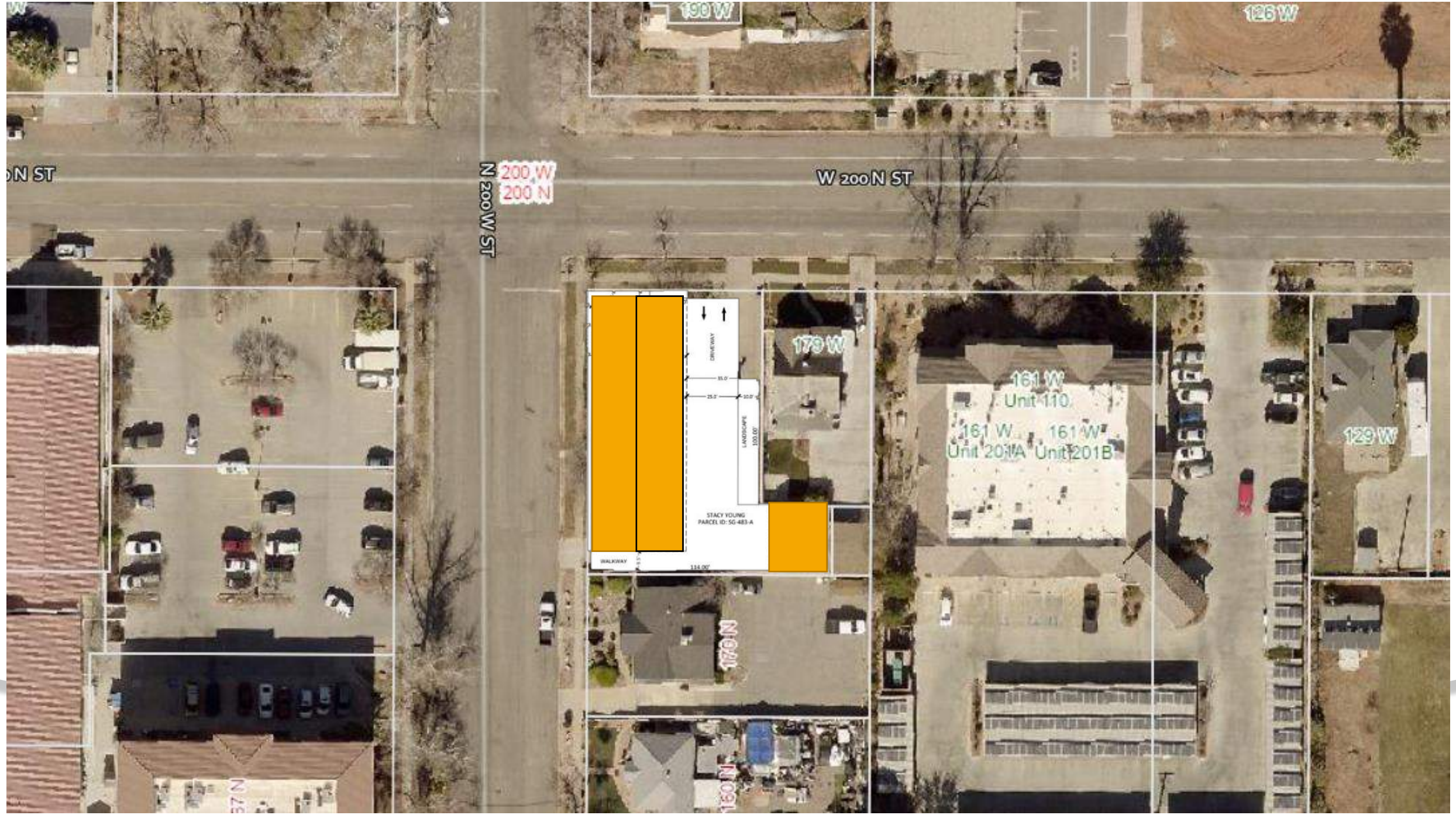
PROPOSED BUILDING & PARKING ENVELOPE 126' X 48'
JM RENTALS, LLC
PARCEL ID: SG-484
ZEN 36
PARCEL II
STACY YOUNG
PARCEL ID: SG-483-A
33.00'
EX. ±880 SF BLDG
32.00'
WALKWAY
9.5'
114.00'
LEGEND:
N
10 0 10 20
SCALE IN FEET


190 W
126 W
N ST
200 W
200 N
N 200 W ST
W 200 N ST
DRIVEWAY
35.0'
25.0'
10.0'
LANDSCAPE
100.00'
STACY YOUNG
PARCEL ID: SG-483-A
WALKWAY
114.00'
179 W
161 W
Unit 110
161 W
Unit 201A
161 W
Unit 201B
129 W
170 N
160 N

STG Inn

RECOMMENDATION:

Planning Commission recommended approval of this initial zone change for STG Inn with the following conditions:

1. The use is to include the following wording: “Up to a 16-key boutique hotel with required off-street parking that is located behind the hotel and screened from the adjacent single-family home to the east.”
2. When designing the building, if there is a third floor, it shall be set back from the street edge to soften the impact on the street character.

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM RCC (RESIDENTIAL CENTRAL CITY) TO PD-C (PLANNED DEVELOPMENT COMMERCIAL) ON APPROXIMATELY 0.27 ACRES LOCATED AT 184 N 200 W.

(STG Inn)

WHEREAS, the property owner has requested a zone change from RCC (Residential Central City) to PD-C (Planned Development Commercial) on approximately 0.27 acres located at 184 N. 200 West; and

WHEREAS, the Planning Commission held a public hearing on the request on December 13, 2022; and

WHEREAS, the City Council held a public meeting on this request on January 5, 2023; and

WHEREAS, the City Council has determined that the requested amendment to the Zoning Map is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Adoption. The City Zoning Map shall be amended upon the Effective Date of this Ordinance to reflect the zone change from RCC (Residential Central City) to PD-C (Planned Development Commercial). The zone amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit "A," and parcel exhibit, incorporated herein as Exhibit "B". The project must comply with all conditions, requirements, and restrictions as approved by City Council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect upon publication and the final approval by the land use authority of a final plat. In the event a final plat is not approved within one year of the adoption of this Ordinance, this Ordnance shall be considered null and void and of no effect.

APPROVED AND ADOPTED by the St. George City Council, this 5th day of January 2023.

ST. GEORGE CITY: ATTEST:

_____ _____

Michele Randall, Mayor Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

_____
Jami R. Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

Councilmember Hughes _____
Councilmember McArthur _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____

Exhibit “A” – Legal Description

Property Legal Description. BEGINNING at the Northwest Corner of Lot Five (5), in Block Thirty-One (31), Plat "A", ST. GEORGE CITY SURVEY, and running thence South 132.0 feet; thence East 114.0 feet; thence North 32.0 feet; thence West 33.0 feet; thence North 100.0 feet; thence West 81.0 feet to the Point of Beginning.

Exhibit "B" – Parcel Exhibit

Agenda Date: 01/05/2023 **Agenda Item Number:** 13

Subject:

Consider approval of an ordinance changing the zone from C-2 (Commercial), R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size), and R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size) to PD-R (Planned Development Residential) on approximately 10.093 acres located in Desert Canyons off of Skywalker Drive for a project to be known as Desert Terrace at Desert Canyons. Case No. 2022-ZC-045

Item at-a-glance:

Staff Contact: Mike Hadley

Applicant Name: Curt Gordon

Reference Number: 2022-ZC-045

Address/Location:

Desert Canyons off of Skywalker Drive.

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

Desert Canyons Master Plan was approved in 2007 and Desert Terrace is a new residential subdivision in Desert Canyons. At their meeting held on October 25, 2022, the Planning Commission held a public hearing and recommended approval with conditions, with a vote of 5-0. There were no comments at the public hearing.

Staff Narrative (need/purpose):

The purpose of the proposed zone change request is to create a new subdivision with 32 dwelling units on 10.093 acres for a density of 3.17 units per acre. This development is similar to Desert Hollow subdivision.

Name of Legal Dept approver: Jamie Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Planning Commission recommended approval with the condition: 1) That the units will look similar if not identical to the project nearby in the Desert Hollow subdivision. The Planning Commission vote was 5-0.

PLANNING COMMISSION AGENDA REPORT: **10/25/2022**
CITY COUNCIL AGENDA REPORT: **01/05/2023**

ZONE CHANGE
Desert Terrace
Case No. 2022-ZC-045

Request:	This proposal is to consider changing the zoning from C-2 (Commercial), R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size) to PD-R (Planned Development Residential) on a 10.093-acre site located in Desert Canyons off Skywalker Drive.
APN:	SG-6745-1-51
Representative(s):	Curt Gordon.
Location:	The property is located in Desert Canyons off of Skywalker Drive.
Total Acreage:	10.093 acres
Existing Zoning:	C-2 (Commercial), R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size).
General Plan:	RES (Residential), COM (Commercial).
Adjacent zones:	North = COM and PD-R, West = R-1-12, East = R-1-7 South = R-1-12.
Background:	The property is located in the Desert Canyons Master Plan. The original master plan was approved in 2007 and has several approved amendments. The current approved development plan includes several areas of residential and commercial.
Density:	Density shall conform to the density limitations of the Master Development Plan & General Plan. The proposed density for Desert Terrace is 3.3 du/ac.

Landscaping/Amenities: This development will be required to provide 1 amenity from the table listed in city code 10-7F-6-C. Required amenities will be fully constructed by 50% of total project units.

Noticing: Notice letters were sent to property owners within a 500 ft. radius and notice were posted in four (4) public places [on the City website, State website, and on two (2) bulletin boards in the City.

Planning Commission: The Planning Commission held a public hearing and there were no comments. The Planning Commission recommended approval with no conditions.

Recommendation: Staff recommends approval of this Zone Change based on findings of fact the proposal is compatible to the existing surrounding development.

Alternatives:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Table the proposed zone change to specific date.

Possible Motion:

Motion: The City Council approves the Zone Change for Desert Terrace from C-2 (Commercial) , R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size) to PD-R (Planned Development Residential) with the condition.

1) That the units will look similar if not identical to the project nearby in the Desert Hollow subdivision.

DESERT TERRACE SINGLE FAMILY HOMES

NARRATIVE

The purpose of this PD amendment application is to request approval for a residential project with single family homes, including all related improvements to be constructed within the Desert Terrace project, as a more detailed and appropriate response to the existing physical conditions and needs of our community. This reflects an increase in PD-R zoning as an adjustment to previously zoned R1-10 areas. The property is currently zoned C-2, R1-10 and R1-12; we are seeking a zone change from C-2, R1-10, R1-12 to PD residential with reduced side yard setbacks per 10-8-5. Desert Terrace is part of the Desert Canyons master plan, which will also be amended to reflect this adjustment.

The proposed development is planned to support a total of 32 single family homes. Each home will have 4 bedrooms, 2.5 bathrooms, and a 2-CAR GARAGE. The architecture of the homes could be described as Desert Modern (see attached elevations). The exterior will include stucco, stone, stained wood, metal, and composite shingles (see sample board for colors). The common areas will be landscaped per city ordinance.

The proposed development will be accessed by two entrances off Skywalker Drive. Skywalker Drive connects to Broken Mesa Drive and on to Desert Canyons Parkway. All utilities will be located within the roadways and will connect to existing utilities.

The development will meet all standards as follows:

A. Noise: No noise other than typical motor vehicle traffic and recreational noise is planned.

B. Dust: All roads will be paved, and disturbed areas will be rocked or landscaped to eliminate dust issues.

C. Odors: Each home will have individual trash receptacles for trash collection.

D. Aesthetics: All City of St. George Landscape standards will be followed.

E. Safety: No unusual traffic is planned which would create unsafe conditions.

F. Traffic: The Desert Canyons Master Plan traffic study contemplates and accommodates the level of development shown on the attached plan.

G. Density: Current zoning for the site is C-2, R1-10, and R1-12. There is a total of 32 planned homes resulting in an overall density of 3.3 lots per acre for the proposed development.

H. Height: Not to exceed 35 feet.

I. Hours of Operation: Hours of operation will be similar to others surrounding residential uses.

J. Character and purpose of Zone: The development will be consistent with the purpose of a PD residential zone.

K. Public Health: All sanitation and solid waste disposal measures will follow applicable codes.

L. Phasing: The current phasing plan consists of 1 phase as indicated.

The proposed development will conform to all City of St. George standards and zoning provisions.

Aerial

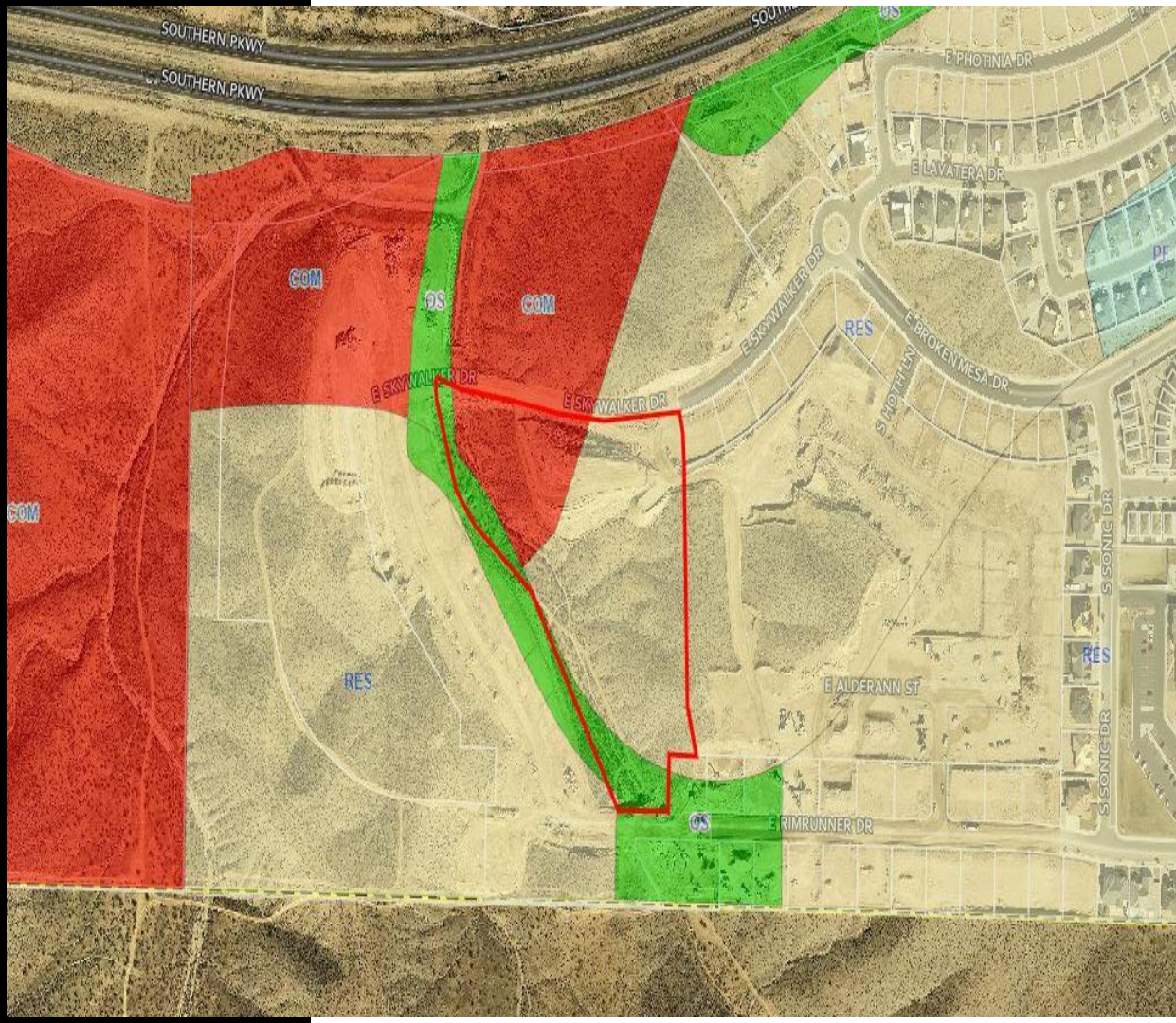
SOUTHERN PKWY
SOUTHERN PKWY
E PHOTINIA DR
E LAVATERA DR
E SKYWALKER DR
E SKYWALKER DR
E SKYWALKER DR
E BROKEN MESA DR
S HOTPHAN
S SONIC DR
S SONIC DR
E ALDERANN ST
E RIMRUNNER DR

Desert Terrace
2022-ZC-045

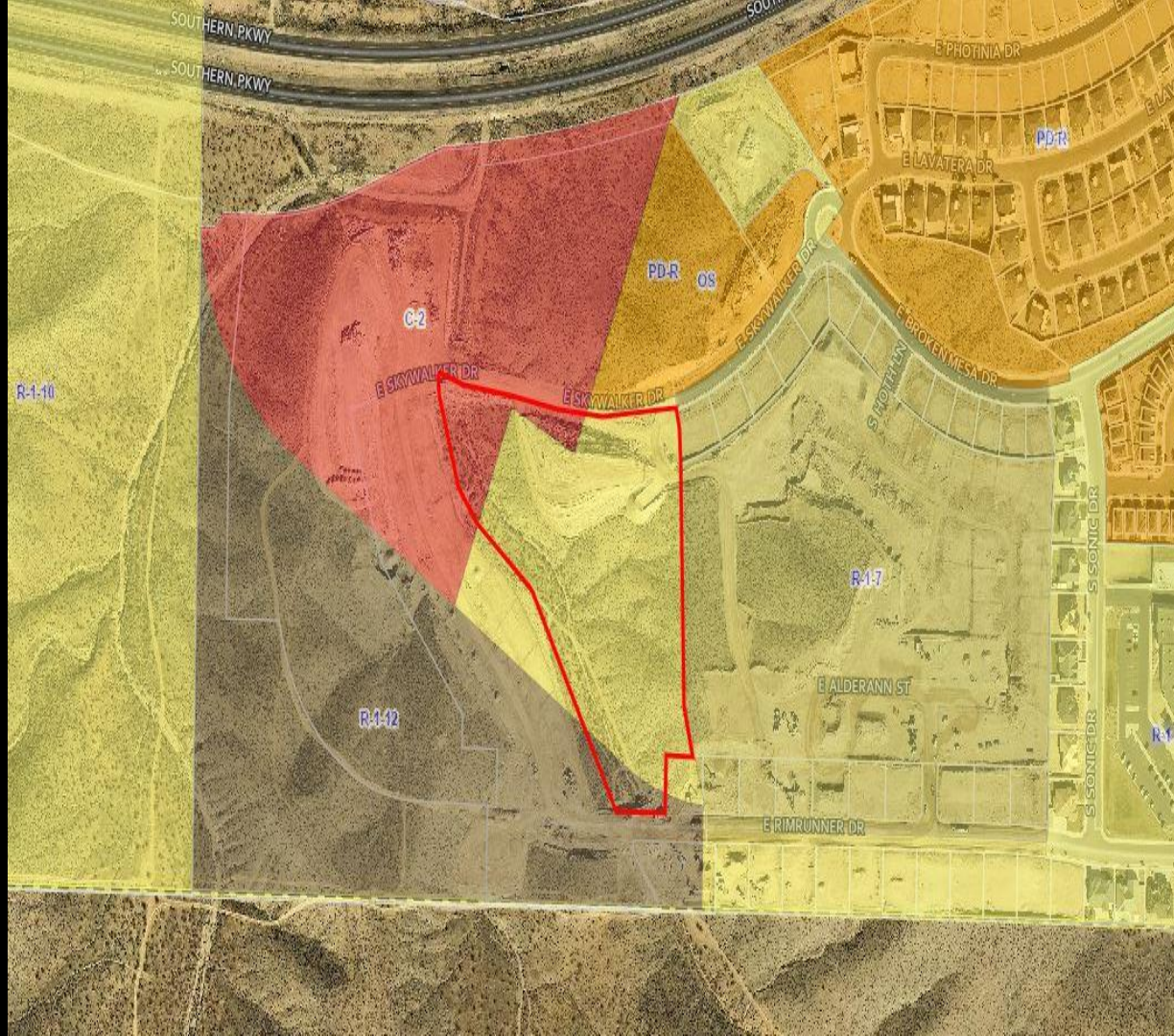
Aerial Map

SOUTHERN PKWY
SOUTHERN PKWY
E PHOTINIA DR
E LAVATERA DR
E SKYWALKER DR
E SKYWALKER DR
E SKYWALKER DR
E BROKEN MESA DR
S HOTH LN
S SONIC DR
S SONIC DR
E ALDERANN ST
E RIMRUNNER DR

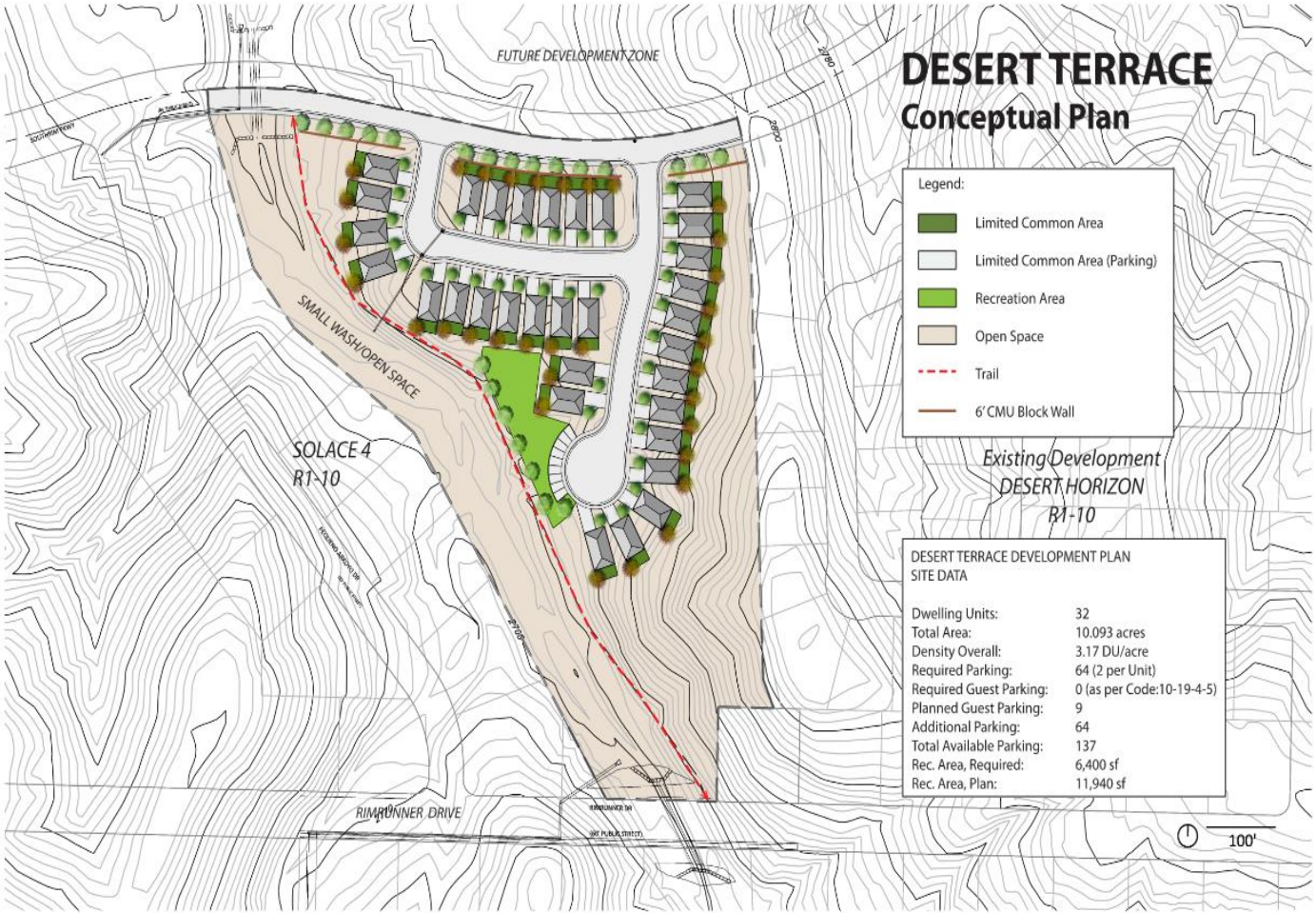
General Plan Map



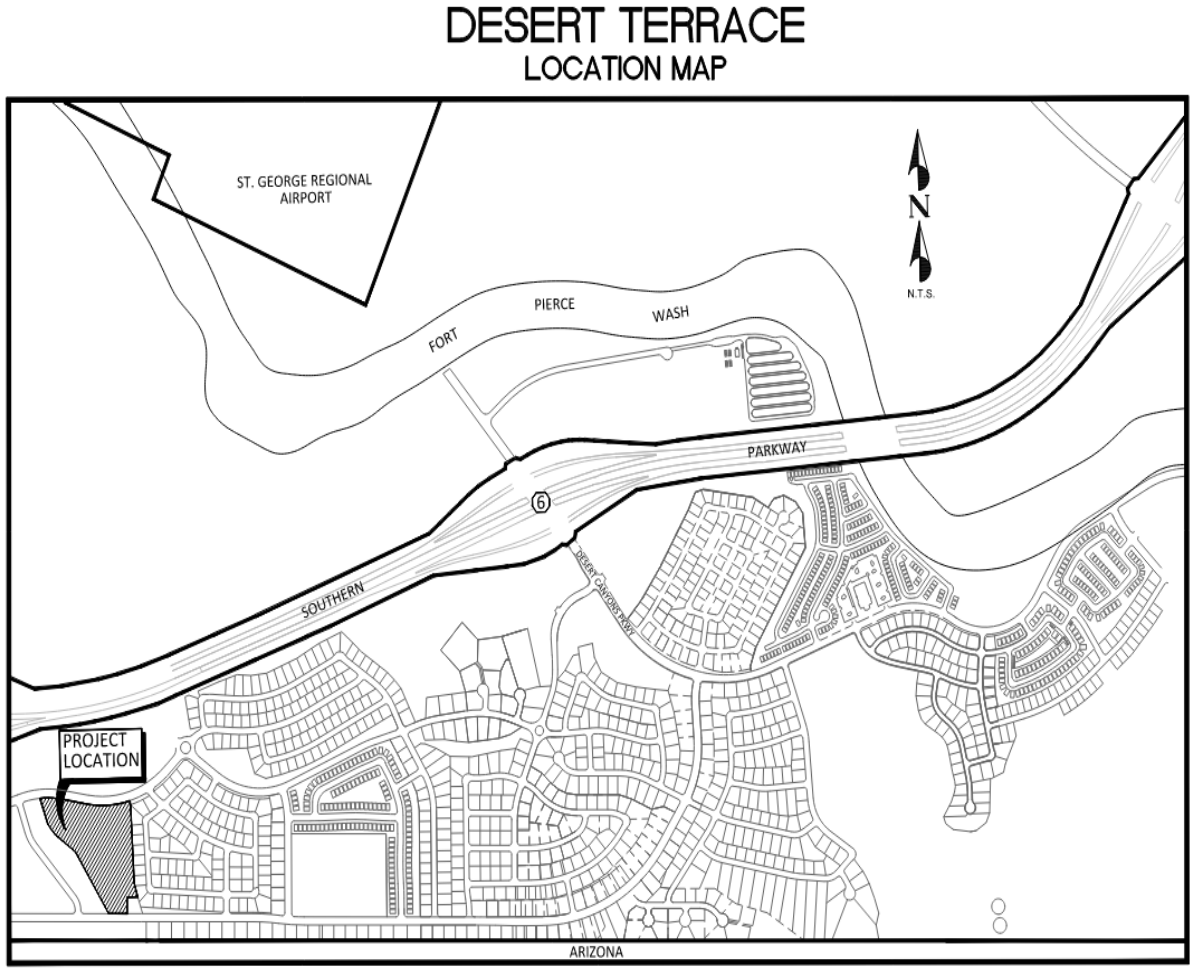
Zoning Map


SOUTHERN PKWY
SOUTHERN PKWY
E PHOTINIA DR
E LAVATERA DR
PD-R
PD-R
OS
C-2
E SKYWALKER DR
E SKYWALKER DR
E SKYWALKER DR
E BROKEN MESA DR
S HOPI LN
R-1-10
R-1-7
R-1-12
E ALDERANN ST
S SONIC DR
S SONIC DR
E RIMRUNNER DR

Site Plan


FUTURE DEVELOPMENT ZONE
DESERT TERRACE
Conceptual Plan
Legend:
Limited Common Area
Limited Common Area (Parking)
Recreation Area
Open Space
Trail
6' CMU Block Wall
SMALL WASH/OPEN SPACE
SOLACE 4
R1-10
Existing Development
DESERT HORIZON
R1-10
DESERT TERRACE DEVELOPMENT PLAN
SITE DATA
Dwelling Units: 32
Total Area: 10.093 acres
Density Overall: 3.17 DU/acre
Required Parking: 64 (2 per Unit)
Required Guest Parking: 0 (as per Code:10-19-4-5)
Planned Guest Parking: 9
Additional Parking: 64
Total Available Parking: 137
Rec. Area, Required: 6,400 sf
Rec. Area, Plan: 11,940 sf
RIMRUNNER DRIVE
100'

Location Map



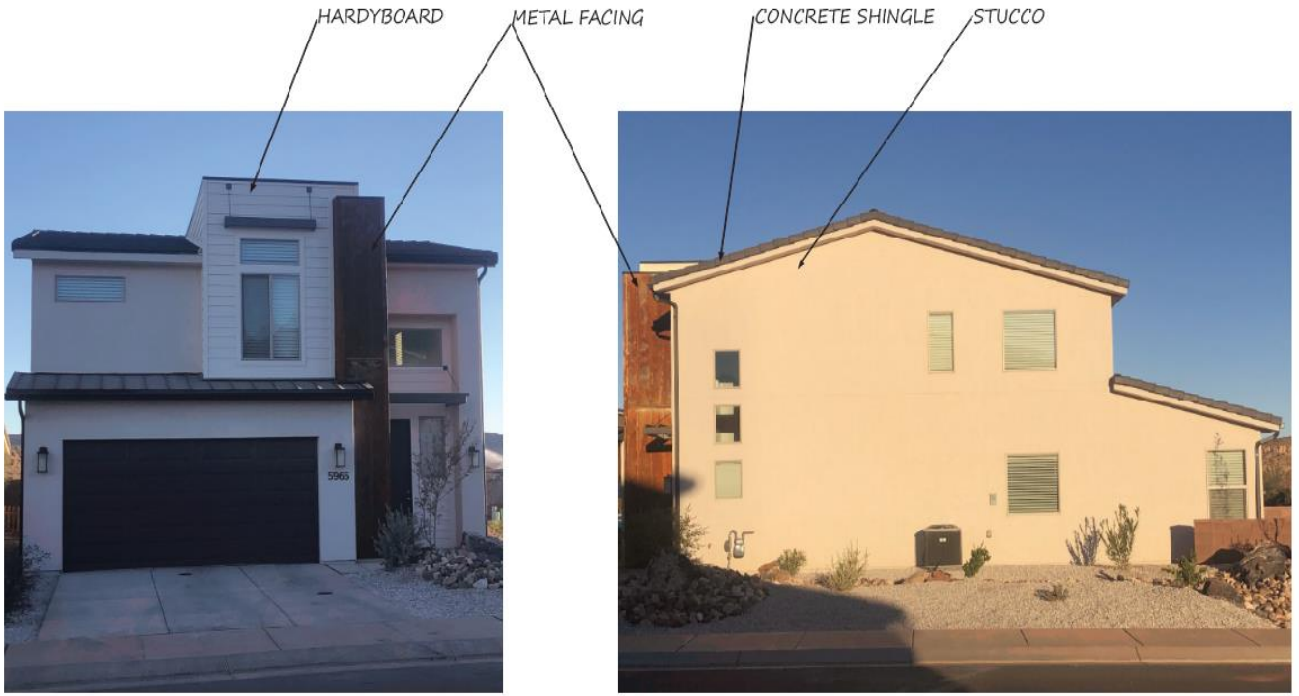
DESERT CANYONS. DEVELOPMENT

Elevations

REPRESENTATIVE ARCHITECTURE - ELEVATION
(Not to exceed 35 ft)

FRONT ELEVATION
nts

Elevations



FRONT

RIGHT SIDE

DESERT CANYONS DEVELOPMENT **DESERT TERRACE - ARCHITECTURAL STYLE** (Elevation not to exceed 35 ft)

Elevations

REAR

LEFT SIDE

DESERT CANYONS DEVELOPMENT **DESERT TERRACE - ARCHITECTURAL STYLE** (Elevation not to exceed 35 ft)

Materials Board

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY CHANGING THE ZONING FROM C-2 (COMMERCIAL), R-1-10 (SINGLE FAMILY RESIDENTIAL 10,000 SQ FT MINIMUM LOT SIZE) AND R-1-12 (SINGLE FAMILY RESIDENTIAL 12,000 SQ FT MINIMUM LOT SIZE) TO (PD-R) PLANNED DEVELOPMENT RESIDENTIAL ON APROXIMATELY 10.093 ACRES, LOCATED IN DESERT CANYONS OFF OF SKYWALKER DRIVE.

(Desert Terrace at Desert Canyons)

WHEREAS, the property owner has requested a zone change from C-2 (Commercial), R-1-10 (Single Family Residential 10,000 sq ft minimum lot size) and R-1-12 (Single Family Residential 12,000 sq ft minimum lot size) to the PD-R (Planned Development Residential) zone on approximately 10.93 acres, to allow for the construction of a new residential development consisting of 32 units located in Desert Canyons off of Skywalker Road; and

WHEREAS, the Planning Commission held a public hearing on this request on October 25, 2022; and

WHEREAS, the Planning Commission recommends approval of the requested zone change amendment and project concept; and

WHEREAS, the City Council has determined that the requested change to the Zoning Map is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The City Zoning Map shall be amended upon the Effective Date of this Ordinance to reflect the zone change from COM (Commercial), R-1-10 (Single Family Residential 10,000 sq ft minimum lot size) and R-1-12 (Single Family Residential 12,000 sq ft minimum lot size) to PD-R (Planned Development Residential). The zone amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit “A,” and parcel exhibit, incorporated herein as Exhibit “B”. The project must comply with all conditions, requirements, and restrictions as approved by City Council

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect upon publication and the final approval by the land use authority of a final plat. In the event a final plat is not approved within one year of the adoption of this Ordinance, this Ordnance shall be considered null and void and of no effect. This Ordinance shall take effect immediately on the date executed below, and upon posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 5th day of January 2023.

CITY OF ST. GEORGE: ATTEST:

_____ _____

Michele Randall, Mayor Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

_____
Jami R. Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

Councilmember Hughes _____
Councilmember McArthur _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____

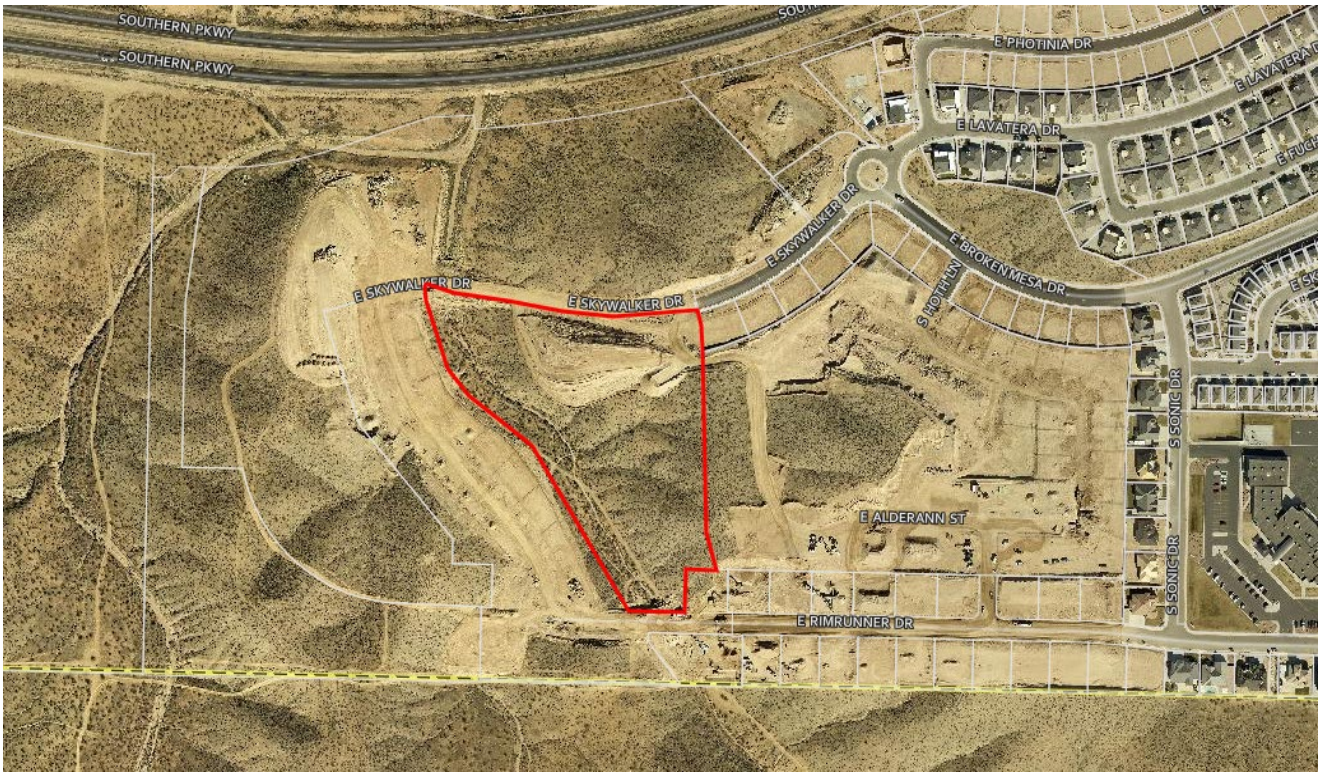
Exhibit “A” – Legal Description

DESERT TERRACE ZONE CHANGE BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING NORTH 88°47’21” WEST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 3679.642 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING NORTH 88°47’21” WEST ALONG THE QUARTER SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 34), AND RUNNING THENCE SOUTH 01°53’40” EAST 167.007 FEET; THENCE SOUTH 22°33’48” EAST 39.830 FEET; THENCE NORTH 88°45’47” WEST 81.072 FEET; THENCE SOUTH 01°14’13” WEST 120.000 FEET; THENCE NORTH 88°45’47” WEST 162.154 FEET; THENCE NORTH 31°11’52” WEST 543.354 FEET; THENCE NORTH 53°01’06” WEST 219.638 FEET; THENCE NORTH 38°04’17” WEST 97.120 FEET; THENCE NORTH 18°33’19” WEST 204.281 FEET; THENCE NORTH 04°11’24” WEST 33.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 04°11’24” EAST); THENCE ALONG THE ARC OF A 800.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°33’17”, A DISTANCE OF 203.220 FEET; THENCE SOUTH 79°38’07” EAST 224.751 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 800.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25°31’47”, A DISTANCE OF 356.460 FEET TO THE WESTERLY BOUNDARY OF THE DESERT HORIZON – PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER’S OFFICE; THENCE ALONG SAID SUBIVISION LINE AND LINE EXTENDED THE FOLLOWING (2) TWO COURSES: (1) SOUTH 15°09’54” EAST 63.000 FEET; AND (2) SOUTH 01°53’40” EAST 484.427 FEET TO THE POINT OF BEGINNING.

CONTAINS 439,668 SQ. FT., (10.093 ACRES)

Exhibit “B” – Parcel Exhibit



Agenda Date: 01/05/2023 **Agenda Item Number:** 14

Subject:

Consider approval of the preliminary plat for Desert Terrace at Desert Canyons, a 32-lot residential subdivision located at approximately 2800 East Skywalker Drive.

Item at-a-glance:

Staff Contact: Wes Jenkins

Applicant Name: Ken Miller

Reference Number: 2022-PP-046

Address/Location:

2800 East Skywalker Drive in the Desert Canyons development

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

The current general plan land use designation on this property is Residential (RES) and the current zoning is C-2, R-1-10 and R-1-12. The preliminary plat meets the requirements of the current general plan land use designation and zoning.

Staff Narrative (need/purpose):

The purpose of the preliminary plat is to show how the final plat will subdivide the property into public roadways, lots, and common area.

Name of Legal Dept approver: N/A

Budget Impact: No Impact

Recommendation (Include any conditions):

Planning Commission recommends approval

St.George
Community Development

ITEM

PRELIMINARY PLAT

PLANNING COMMISSION AGENDA REPORT: **12/13/2022**
CITY COUNCIL **01/05/2023**

PRELIMINARY PLAT
Desert Terrace at Desert Canyons
Case No. 2022-PP-046

Request: To approve a preliminary plat for a thirty-two (32) lot residential subdivision.

Location: The site is located at approximately 2800 East Skywalker Drive

Property: 10.09 acres

Number of Lots: 32

Density: 3.17 DU/AC

Zoning: PDR

Adjacent zones: This plat is surrounded by the following zones:
North – C-2/PD-R
South – R-1-7
East – R-1-7
West – R-1-12

General Plan: RES

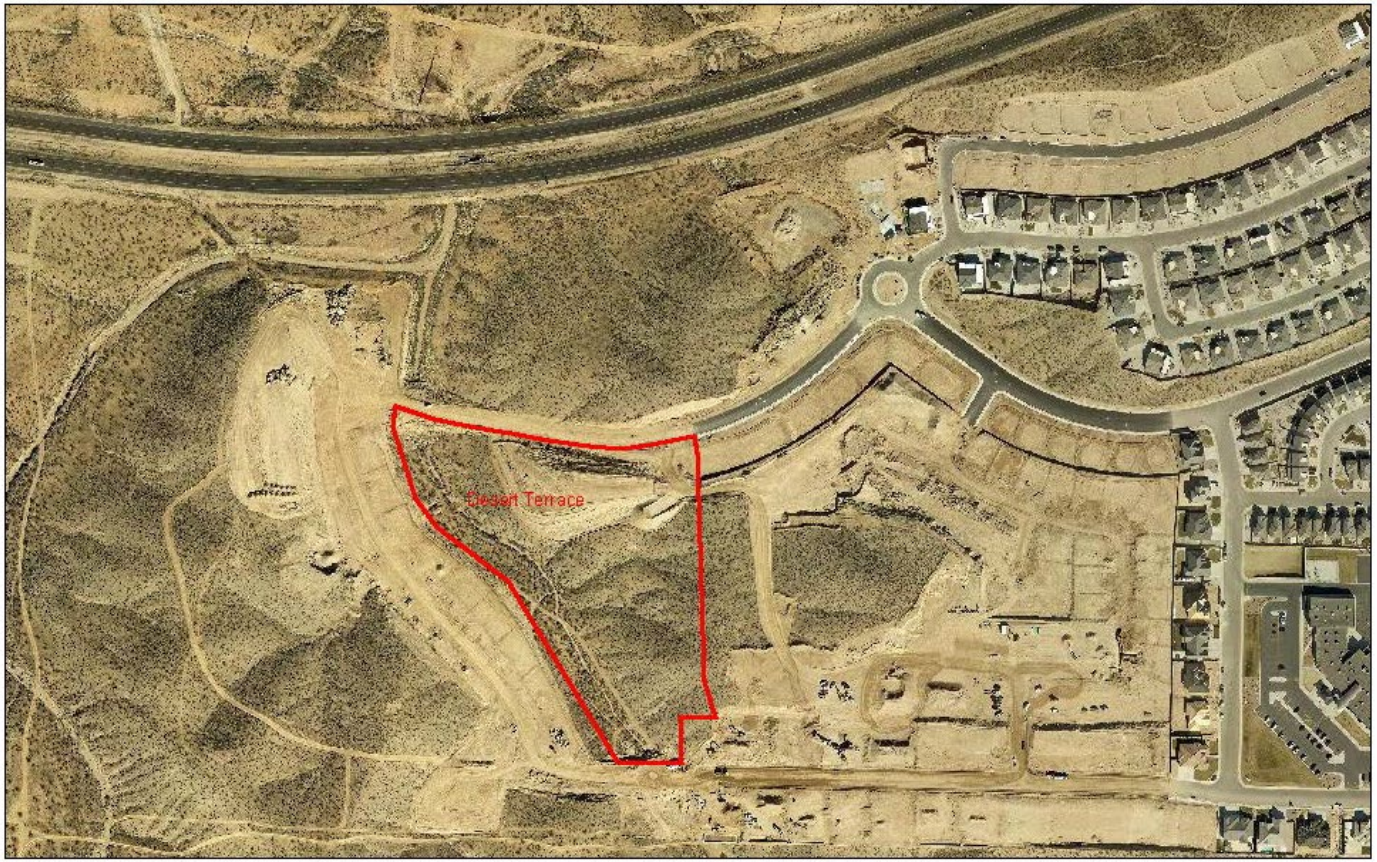
Applicant: DSG Engineering Inc

Representative: Ken Miller

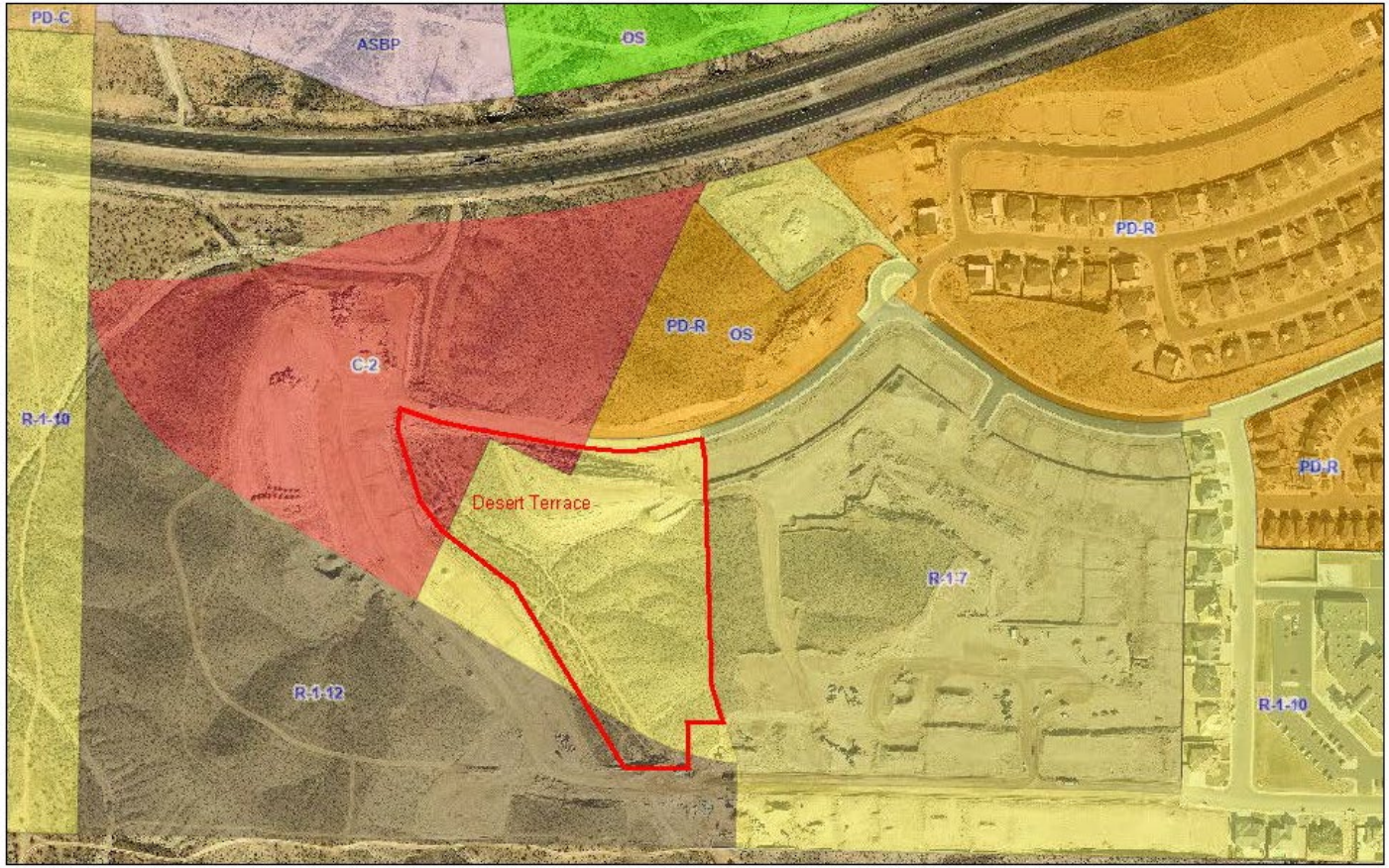
Comments:

Preliminary Plats

December 13, 2022

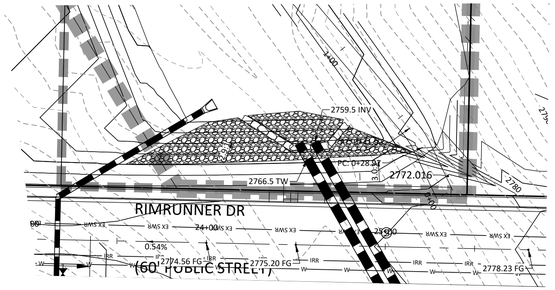


Preliminary Plat – Desert Terrace at Desert Canyons



Preliminary Plat – Desert Terrace at Desert Canyons

SEE CONTINUATION BELOW



LEGEND:

- DESERT SOLACE 4 BOUNDARY
- EXISTING CONTOUR LINE (2660)
- PROPOSED CONTOUR LINE (2700)
- PROPOSED CURB AND GUTTER
- PROPOSED SEWER LINE (SIZE TBD)
- PROPOSED WATER LINE (SIZE TBD) (8 IN WTR)
- EXISTING WATER LINE (SIZE AS SHOWN) (EX WTR)
- PROPOSED STORM DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED 60" SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE

FLOOD NOTE

THIS SITE IS LOCATED WITHIN THE FEMA FLOOD INSURANCE RATE MAP NUMBER 49053C1042G, WITHIN ZONE X.

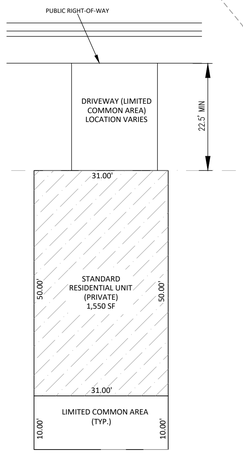
SITE DATA:

ZONING:	PDR
SITE AREA:	10.09 ACRES
TOTAL DWELLING UNITS:	32 DU
DENSITY:	3.17 DU/AC

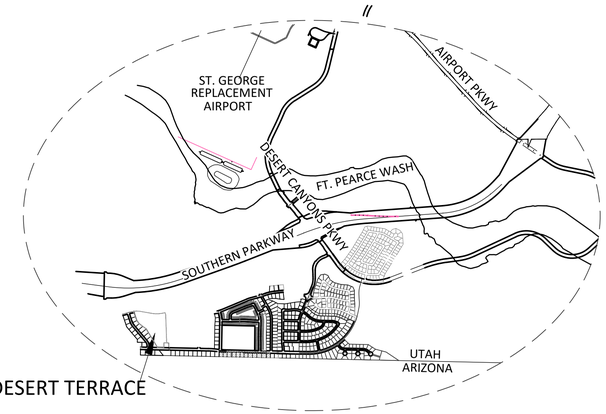
NOTES:

1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	55.00'	13.44'	13°59'54"	6.75'
C2	45.00'	208.17'	265°03'21"	49.06'
C3	35.00'	43.41'	71°03'26"	24.99'
C4	25.00'	46.64'	106°53'20"	33.72'
C5	25.00'	37.81'	86°39'19"	23.58'
C6	316.50'	96.50'	17°28'09"	48.63'
C7	616.50'	88.46'	8°13'18"	44.31'
C8	583.50'	83.73'	8°13'18"	41.94'
C9	283.50'	14.30'	2°53'23"	7.15'
C11	25.00'	36.61'	83°53'45"	22.47'
C12	827.00'	103.44'	7°09'58"	51.79'
C14	25.00'	39.28'	90°01'38"	25.01'
C15	25.00'	39.28'	90°01'38"	25.01'
C19	973.70'	198.47'	11°40'44"	99.58'
C20	940.70'	208.74'	12°42'51"	104.80'
C21	827.00'	184.32'	12°46'13"	92.55'
C204	25.00'	39.27'	90°00'00"	25.00'
C205	25.00'	39.27'	90°00'00"	25.00'



SEE CONTINUATION ABOVE



Vicinity Map
NOT TO SCALE

PROFESSIONAL ENGINEER
KELL M. MILLER
No. 187067
12/13/22
STATE OF UTAH

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

NO.	DESCRIPTION	DATE	APP'D

DESERT TERRACE
AT DESERT CANYONS
ST. GEORGE, UTAH

PRELIMINARY PLAT

PROJECT NAME :

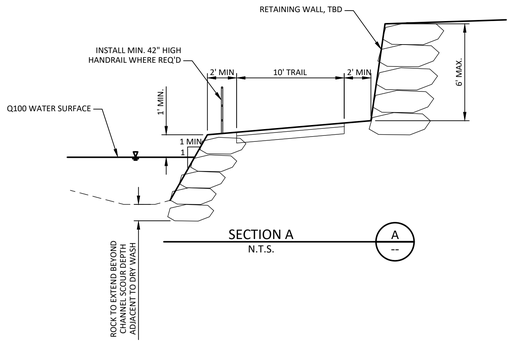
SHEET NAME :

DATE :	NOV 2022
PM :	KM
DRAWN BY :	XX
DESIGNED BY :	XX
CHECKED BY :	XX
PROJECT NO. :	22-018
SCALE :	1"=40'

SHEET NUMBER :

P-1

1 OF 3 TOTAL



SECTION A
N.T.S.
A
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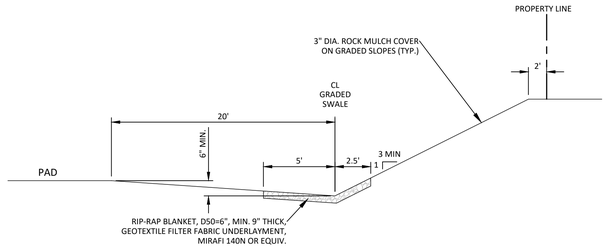

SECTION B
N.T.S.
B
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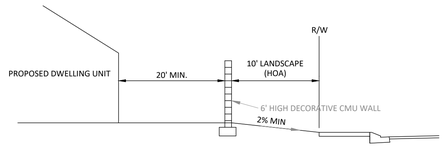

SECTION C
N.T.S.
C
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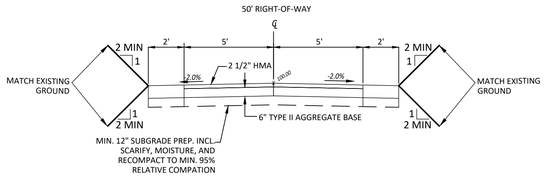
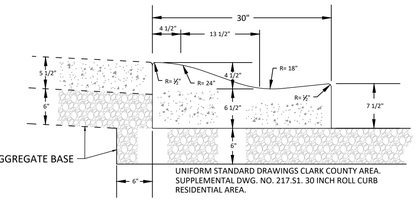


10' REGIONAL TRAIL - TYPICAL SECTION



UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA. SUPPLEMENTAL DWG. NO. 217.S1. 30 INCH ROLL CURB RESIDENTIAL AREA.

NOTES

1. SIDEWALK CONSTRUCTED CONTIGUOUS TO ROLL CURB SHALL BE 5 ½" INCHES THICK (MIN.)

2. CONSTRUCT ½" EXPANSION JOINT AT ALL COLD JOINTS, AT BEGINNING AND END OF CURB RETURNS, AND AT 300 FT. MAX. INTERVALS FOR EXTRUDED AND 30' FT. MAX. INTERVALS FOR FORMED CURB.

ROLL CURB DETAIL
N.T.S.
D
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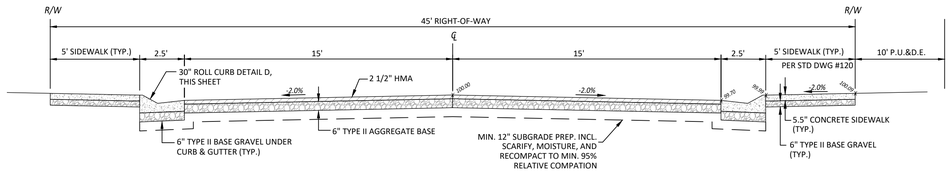
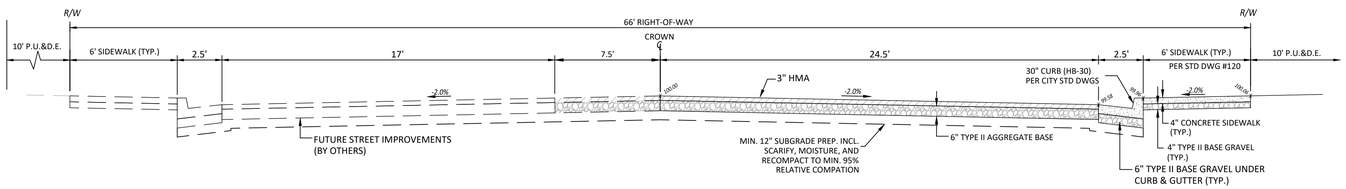


45' PUBLIC R/W - TYPICAL SECTION



SKYWALKER DR (66' PUBLIC R/W) - TYPICAL SECTION
N.T.S.

PROFESSIONAL ENGINEER
KALL M. MILLER
No. 187067
12/13/22
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME :

SHEET NAME : PRELIMINARY PLAT DETAILS

DESERT TERRACE
AT DESERT CANYONS
ST. GEORGE, UTAH

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	NOV 2022
PM :	KM
DRAWN BY :	XX
DESIGNED BY :	XX
CHECKED BY :	XX
PROJECT NO. :	22-018
SCALE :	AS SHOWN

SHEET NUMBER :

P-2

DV1

DV2

DETENTION #1

DETENTION #1

RECREATION AREA
6,400 SF MIN.

DESERT SOLACE 4

DESERT HORIZON

DESERT TERRACE

SKYWALKER DR
66' PUBLIC R/W

YOSHI LN
45' PUBLIC R/W

TRACER LN
45' PUBLIC R/W

TRACER CT

10' REGIONAL TRAIL

X-SECTION 1

X-SECTION 2

X-SECTION 3

126 1,550 Sq. Ft. 0.04 Ac. PAD=2765.1
125 1,550 Sq. Ft. 0.04 Ac. PAD=2765.0
124 1,550 Sq. Ft. 0.04 Ac. PAD=2765.0
123 1,550 Sq. Ft. 0.04 Ac. PAD=2764.9
122 1,550 Sq. Ft. 0.04 Ac. PAD=2764.9
121 1,550 Sq. Ft. 0.04 Ac. PAD=2765.3
120 1,550 Sq. Ft. 0.04 Ac. PAD=2766.3
119 1,550 Sq. Ft. 0.04 Ac. PAD=2767.4
118 1,550 Sq. Ft. 0.04 Ac. PAD=2768.5
117 1,550 Sq. Ft. 0.04 Ac. PAD=2769.7
116 1,550 Sq. Ft. 0.04 Ac. PAD=2770.8
115 1,550 Sq. Ft. 0.04 Ac. PAD=2771.7
114 1,550 Sq. Ft. 0.04 Ac. PAD=2770.8
127 1,550 Sq. Ft. 0.04 Ac. PAD=2765.5
128 1,550 Sq. Ft. 0.04 Ac. PAD=2766.6
129 1,550 Sq. Ft. 0.04 Ac. PAD=2768.0
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111 1,550 Sq. Ft. 0.04 Ac. PAD=2771.9
112 1,550 Sq. Ft. 0.04 Ac. PAD=2770.7
113 1,550 Sq. Ft. 0.04 Ac. PAD=2770.6

342 L.F. 8" @ PVC @ 0.60%

6" C900 PURPLE WL

EXIST. 8" SS

STA:53+13.72 OFF:0.00

STA:56+22.11 OFF:0.00

STA:3+26.99 OFF:0.00

PAD=2764.6
PAD=2766.2
PAD=2767.4
PAD=2768.5
PAD=2769.7
PAD=2771.2
PAD=2773.5
PAD=2771.6
PAD=2777.3
PAD=2784.1
PAD=2788.2
PAD=2791.3
PAD=2794.5
PAD=2797.7
PAD=2799.6
PAD=2800.5

2765.520
2753.454
2767.400
2750.000
2798.35
2799.11
2798.603
2810.385

N

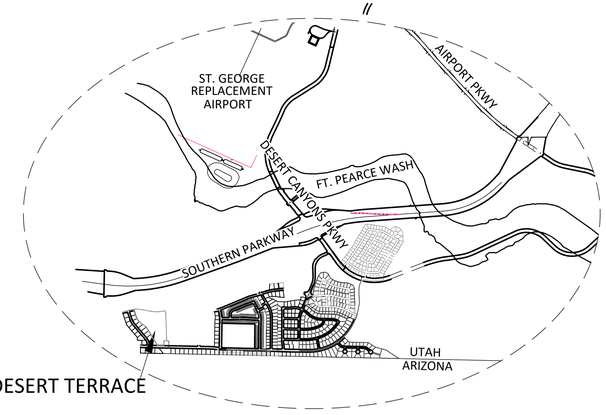
40 0 40 80
SCALE IN FEET

LEGEND

- LID CONTRIBUTING DRAINAGE AREA
- LID RUNOFF FLOWPATH
- PROPOSED STORM DRAIN INLET PROTECTION (FILTERSOCK) PER DETAIL THIS SHEET.
- DRAINAGE SUBBASIN BOUNDARY
- DV1 DRAINAGE SUBBASIN LABEL

LID VOLUME/INFILTRATION CALCULATIONS

PROJECT AREA: 10.09 ACRES
TOTAL DISTURBED AREA: 6.21 ACRES
DV1: 3.09 ACRES
DV2: 3.12 ACRES
PROJECT PERCENT IMPERVIOUS:
DV1: 41%
DV2: 53%
LID VOLUME, WQRV:
DV1 = 702 CUBIC FEET
DV2 = 842 CUBIC FEET
LID RETENTION/INFILTRATION VOLUME PROVIDED: 1,544 CUBIC FEET
TOTAL LID RUNOFF VOLUME: 0 CUBIC FEET



Vicinity Map
NOT TO SCALE

PROFESSIONAL ENGINEER
KELL M. MILLER
No. 187067
12/3/22
STATE OF UTAH

NO.	DESCRIPTION	DATE	APP'D

DESERT TERRACE
AT DESERT CANYONS
ST. GEORGE, UTAH

PRELIMINARY PLAT, LID

PROJECT NAME :

SHEET NAME : PRELIMINARY PLAT, LID

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

DATE :	NOV 2022
PM :	KM
DRAWN BY :	XX
DESIGNED BY :	XX
CHECKED BY :	XX
PROJECT NO. :	22-018
SCALE :	1"=40'

SHEET NUMBER :

P-3

3 OF 3 TOTAL

Agenda Date: 01/05/2023 **Agenda Item Number:** 15

Subject:

Consider approval of an ordinance amending an approved PD-R (Planned Development Residential) zone on approximately 48.63 acres located east of 3000 East Street and south of Merrill Road for the purpose of redesigning the layout, elevations, and adding four (4) additional units for a project to be known as Viviano at Red Cliffs. Case No 2022-ZCA-051

Item at-a-glance:

Staff Contact: Carol Davidson

Applicant Name: Property Reserve Inc.

Reference Number: 2022-ZCA-051

Address/Location:

East of 3000 East Street and south of Merrill Road

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

On October 21, 2021, The Park at Temple View PD-R (Planned Development Residential) project was first presented to the Planning Commission and City Council. The project was a 268-unit subdivision with single-family, duplex, and townhome units. All units were to remain under single ownership and be available for rent. The project was approved conditioned on the traffic study review of the location and the need for a signal on 3000 E. Street. On July 21, 2022, the applicant returned with an amended plan that addressed the traffic study condition and added additional land which increased the units to 292. This amendment was also approved. At their meeting held on December 13, 2022, the Planning Commission held a public hearing where applicant returned to present an updated site plan and recommended approval with a vote of 6-0.

Staff Narrative (need/purpose):

The applicant is returning due to an additional change to their site plan to adjust to the road alignment along 3000 East Street. They are requesting to adjust the layout of their residential development that will add four additional units to this development bringing the total number of dwelling units to 296.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

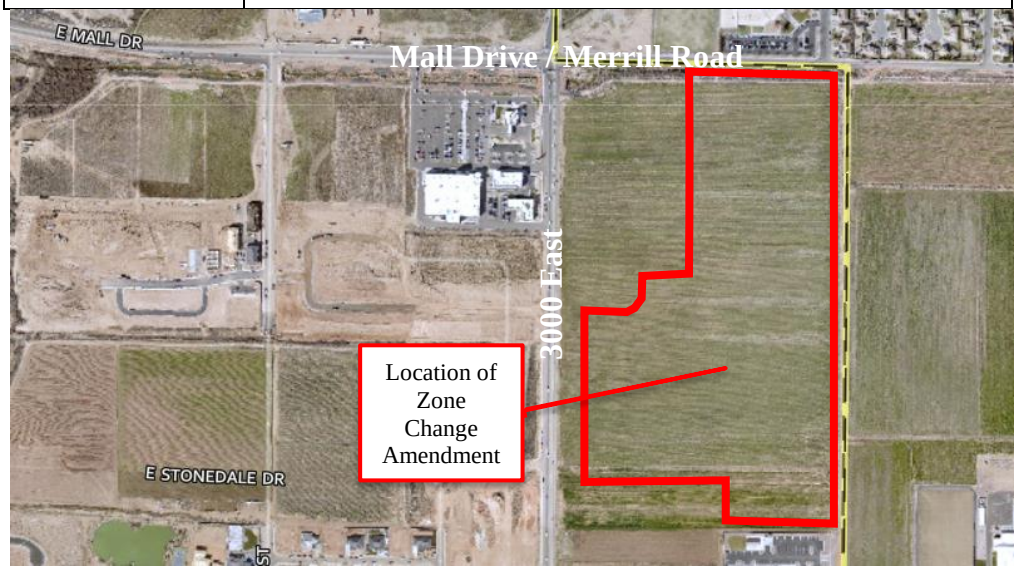
With a 6-0 vote, the Planning Commission recommended approval of this Zone Change with the following conditions:1.No fencing will be allowed to be placed in between units that are closer than 10 apart.2.Removal of the unusable lawn that is shown surrounding the amenity areas.3.The developer will work with staff to add additional elements to the structures that backs onto public streets.

St.George
Community Development

Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: 12/13/2022
CITY COUNCIL AGENDA REPORT: 01/05/2022

Viviano at Red Cliffs Zone Change (Case No. 2022-ZCA-051)		
Request:	Consider approval of an ordinance amending the Viviano at Red Cliffs PD-R (Planned Development Residential) zone on approximately 48.63 acres for the purpose of redesigning the layout, elevations, and adding four additional units.	
Applicant:	Property Reserve Inc.	
Representative:	David Hicks	
Location:	East of 3000 East Street and south of Merrill Road	
General Plan:	Medium Density Residential (MDR) and Low Density Residential (LDR)	
Existing Zoning:	PD-R (Planned Development Residential)	
Surrounding Zoning:	North	Washington City
	South	A-1
	East	Washington City
	West	PD-C, PD-R, Single Family Residential (R-1-10)
Land Area:	Approximately 48.63 acres	



BACKGROUND:
On October 21, 2021, The Park at Temple View Planned Development Residential (PD-R) project was first presented to the Planning Commission and City Council. The project was a 268-unit subdivision with single-family, duplex, and townhome units. All units were to remain under single ownership and be available for rent. The project was approved conditioned on the traffic study review of the location and the need for a signal on 3000 E. Street. On July 21, 2022, the applicant returned with an amended plan that addressed the traffic study condition and added additional land which increased the units to 292. This amendment was also approved.

Since the approvals, the applicant has had to change their site plan again to adjust to the road alignment along 3000 East Street. They are requesting to adjust the layout of their residential development. The adjusted layout will add four additional units to this development bringing the total number of dwelling units to 296. The unit types will remain the same with an adjustment on the unit count for each type. The applicant will also be presenting new elevations and color schemes for all units. The parking and amenities will remain unchanged. Each unit will have a two-car garage plus a 20' deep two-car driveway to accommodate guests. The amenities include a clubhouse, pool, lazy river, splash pad, two pickleball courts, putting green, outdoor barbeque areas, two playgrounds, bocce ball courts, and a dog park. In addition, there will be an internal private trail system as well as a connection to the City trail system.

See the Zoning Requirements box below:

Zoning Requirements			
Regulation	**Section Number**	**Proposal**	**Staff Comments**
Setbacks	10-7F-4	The setbacks will be : Front: 20' Side 10' Rear: 15', 20', 30'	These setbacks meet the regulations as long as there will not be fencing between the single-family homes and there is a 30' setback if the property is adjacent to a single family zone.
Uses	10-7F-2	Residential and amenity space	This meets regulations
Height and Elevation	10-7F-2	Proposed maximum height of units: 31'6" Proposed maximum height of clubhouse: 34'. See plans for elevations	The maximum height for this zone is 40'. The proposed structures meet the height requirements.
Density	10-7F-2	The density will be 6.09	This meets the density

		du/ac	requirements for the MDR zone which is between 5-9 du/ac
Schools, Churches, OS	10-7F-2	None proposed	N/A
Phasing Plan	10-7F-2	There will be three phases. Phase 1: 106 units, Phase 2: 123 units, Phase 3: 37 units	Four amenities will be required to be completed before 50% of the housing units are finaled
Landscape Plan	10-7F-2	The landscaping plan is attached. There will be 47.74% of landscaped open space.	This meets the requirements of 30% of landscape.
Utilities	10-7F-2	None shown	Comments from FIRE: The concern would be with the road widths, access for their apparatus especially with trees and dead ends. These can be addressed in JUC. Comments from WATER/SEWER: We will need to see a utility master plan for Viviano to make sure the layout will work.
Solid Waste	10-7F-2	None shown	This will be coordinated with JUC during the site plan review process.
Lighting	10-7F-2	The proposed lighting plan includes standard street lighting as well as bollard lighting along the center trail and uplighting for the monument entryway signs.	The street lighting will need to meet city standards. The bollard lighting meets our regulations and will be privately maintained. The lighting for the monument signs will need to meet the night sky standards.
Turning Space	10-7F-2	There will be two full movement intersections added. One to 3000 E. and one to Merrill Road. There will also be two stubbed roads to access future	The street widths and design will be required to meet city standards for turning capabilities.

		development to the south.	
Amenities	10-7F-5	The amenities will include a clubhouse (with library, tech center, outdoor fireplaces, kitchen, workout room), pool, lazy river, putting green, BBQ areas, pickleball courts, two playgrounds, and a dog park.	They are required to have at least four amenity spaces and that the four amenity spaces are completed before 50% of the housing units are completed. They are exceeding this requirement and staff will ensure that the required amenities are completed before the 146th unit is completed.
Overlay Zones	10-13	N/A	N/A
Parking	10-19	All units will have a two-car garage and a driveway in front of the two-car garage. There will also be 31 additional parking spaces within the community.	They meet the parking requirements for each unit (one covered and one uncovered). With 296 units, they will be required to put in 99 guest parking spaces (one per three units). Each unit will have one designated guest parking on their driveway. This meets the regulations.
EVCS And Bike Parking	10-19	Electronic Vehicle Charging Station (EVCS) conduit is not shown. Bike parking is not shown.	For their clubhouse, they will be required to put in conduit for one EVCS and a bike rack that holds at least two bikes (preferably more).

RECOMMENDATION:
With a 6-0 vote, the Planning Commission recommended approval of this Zone Change with the following conditions:

1. No fencing will be allowed to be placed in between units that are closer than 10' apart.
2. Removal of the unusable lawn that is shown surrounding the amenity areas.
3. The developer will work with staff to add additional elements to the structures that backs onto public streets.

ALTERNATIVES:

1. Approve as presented
2. Approve with additional conditions

3. Deny this request.
4. Continue the proposed zone change amendment to a specific date.

POSSIBLE MOTION:
I move we approve the amendment to the Viviano at Red Cliffs PD-R on approximately 48.63 acres with the conditions mentioned in the staff report.

FINDINGS FOR APPROVAL:
1. The proposed project meets the requirements of the planned development residential zone as found in the zoning regulations.
2. There will be adequate parking on site to facilitate the development.

Exhibit A
Applicant's Narrative

Viviano at Red Cliffs

11-21-22

The applicant is proposing to develop a 296-unit subdivision. This subdivision will be located south of Merrill Road and east of 3000 E Street, along the eastern boundary of St. George. This development will be called Viviano at Red Cliffs and is intended to have a view corridor that will extend from Merrill Road down to the new Red Cliffs temple that is currently under construction. The view corridor will serve as a private trail system for the residents of this development. The density for this project is 6.03. All units will have front setbacks of 20', and the North, East and West permitter units will have a rear setback of 20' and the South perimeter will have 20' or 30' foot setbacks depending on city requirements. The interior units all have a 15' rear setbacks. Side setbacks for Single family units will be 5'.

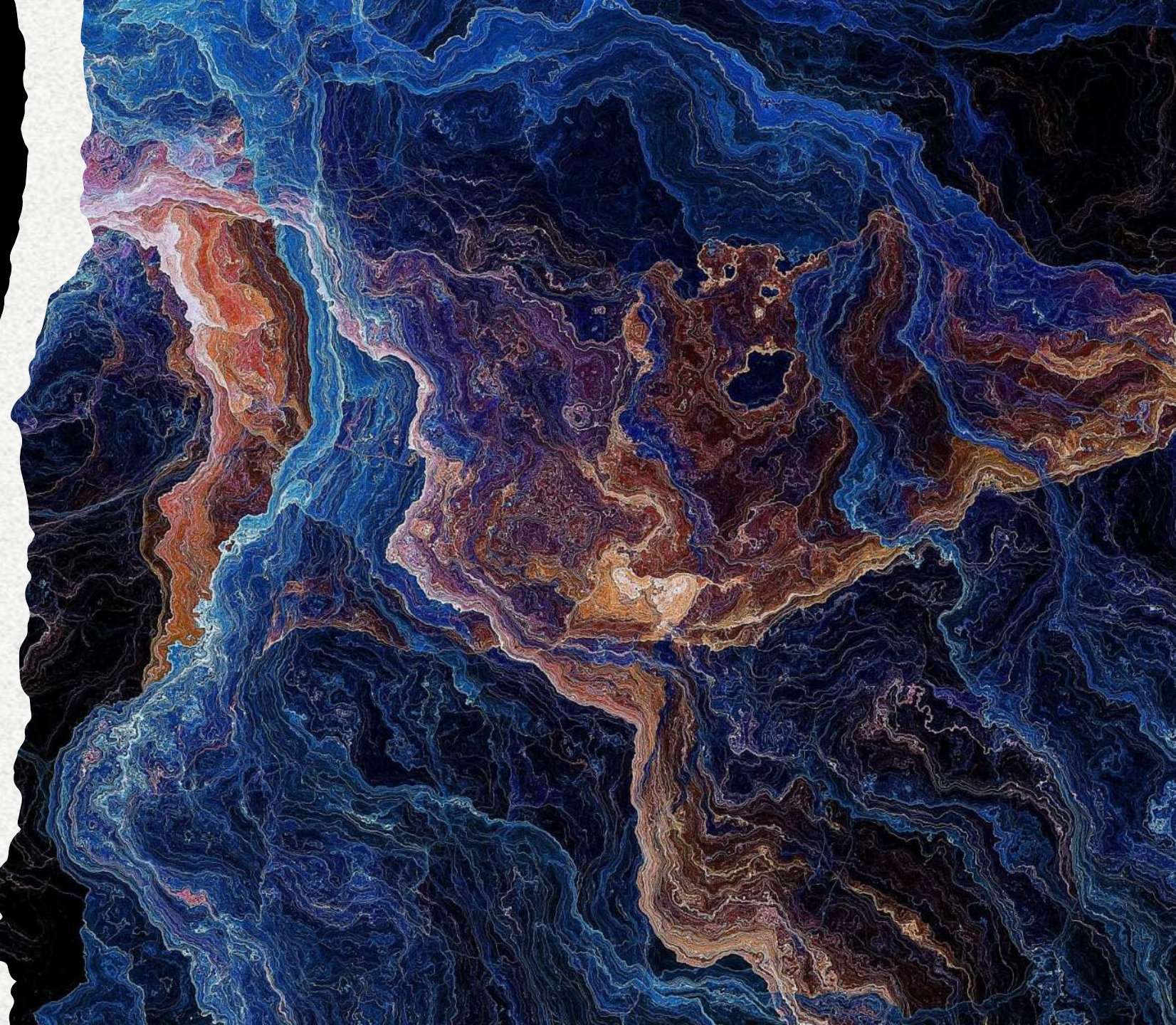
The units will vary with single-family, duplex, patio and townhome units. This development will consist of single and two-story units. Each unit will have a double car garage and a 20' driveway for guest parking. An additional 31 guest parking spaces will be provided at the clubhouse. Each unit will also have their own private outdoor space with an enclosed rear yard. There will be many amenities provided with this development. They will include a clubhouse with a library, tech center, outdoor fireplaces, kitchen, and workout room. There will also be a pool, lazy river, splash pad, 2 pickleball courts, putting green, outdoor BBQ areas, 2 playgrounds, bocce ball courts and a dog park. There will also be an internal trail system as well as connection to the public trail system that will flank 3000 E Street and along Merrill Rd. as well as the eastern city border (running north and south).

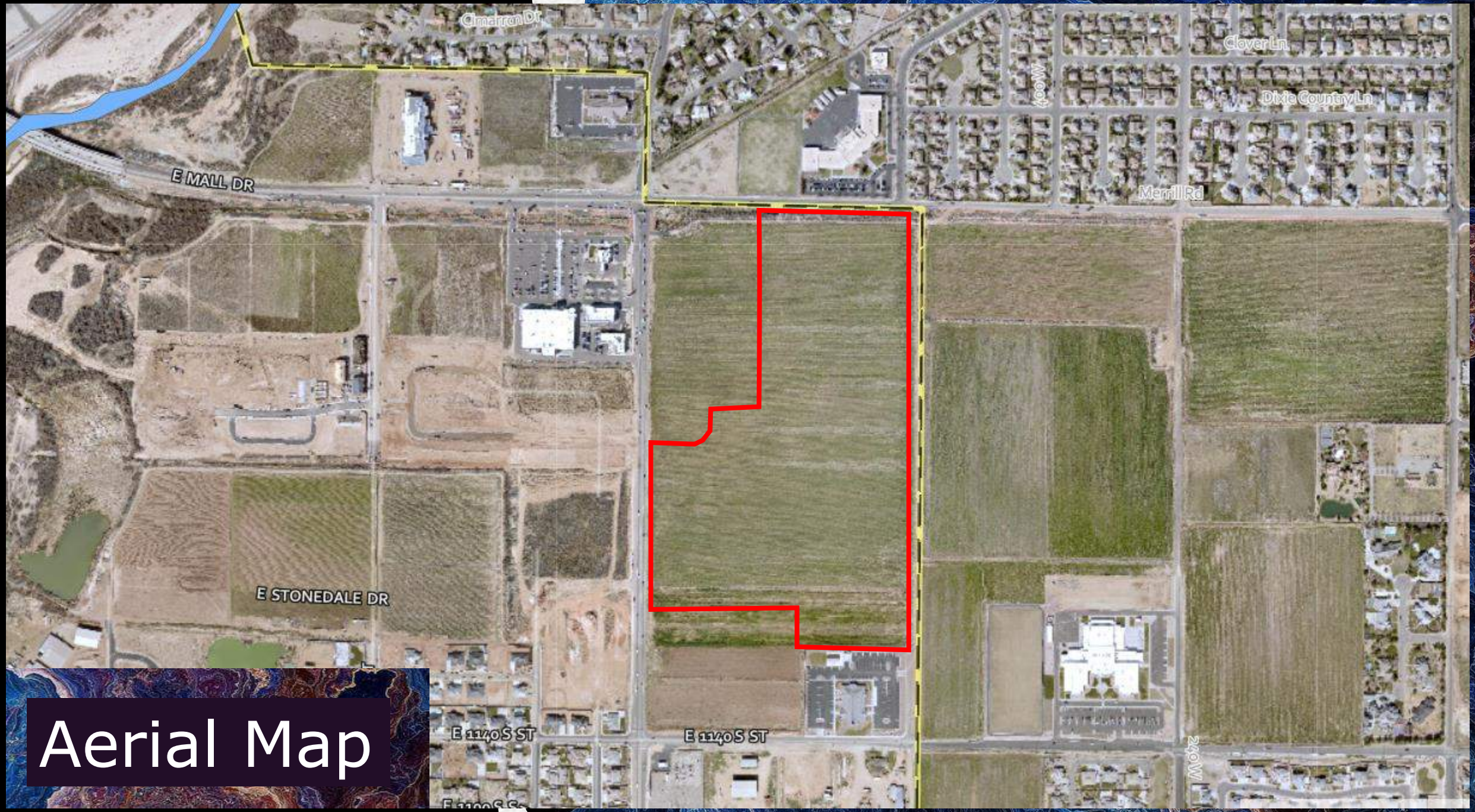
The applicants will be asking for a variation for their monument signs. The variation will be to allow for two monument signs per each entrance off 3000 E and Merrill Road. There will be a total of four monument signs. We are asking to increase the height from the permitted 10' to 15'.

Exhibit B
PowerPoint Presentation

Viviano at Red Cliffs

2022-ZCA-050




Cimarron Dr
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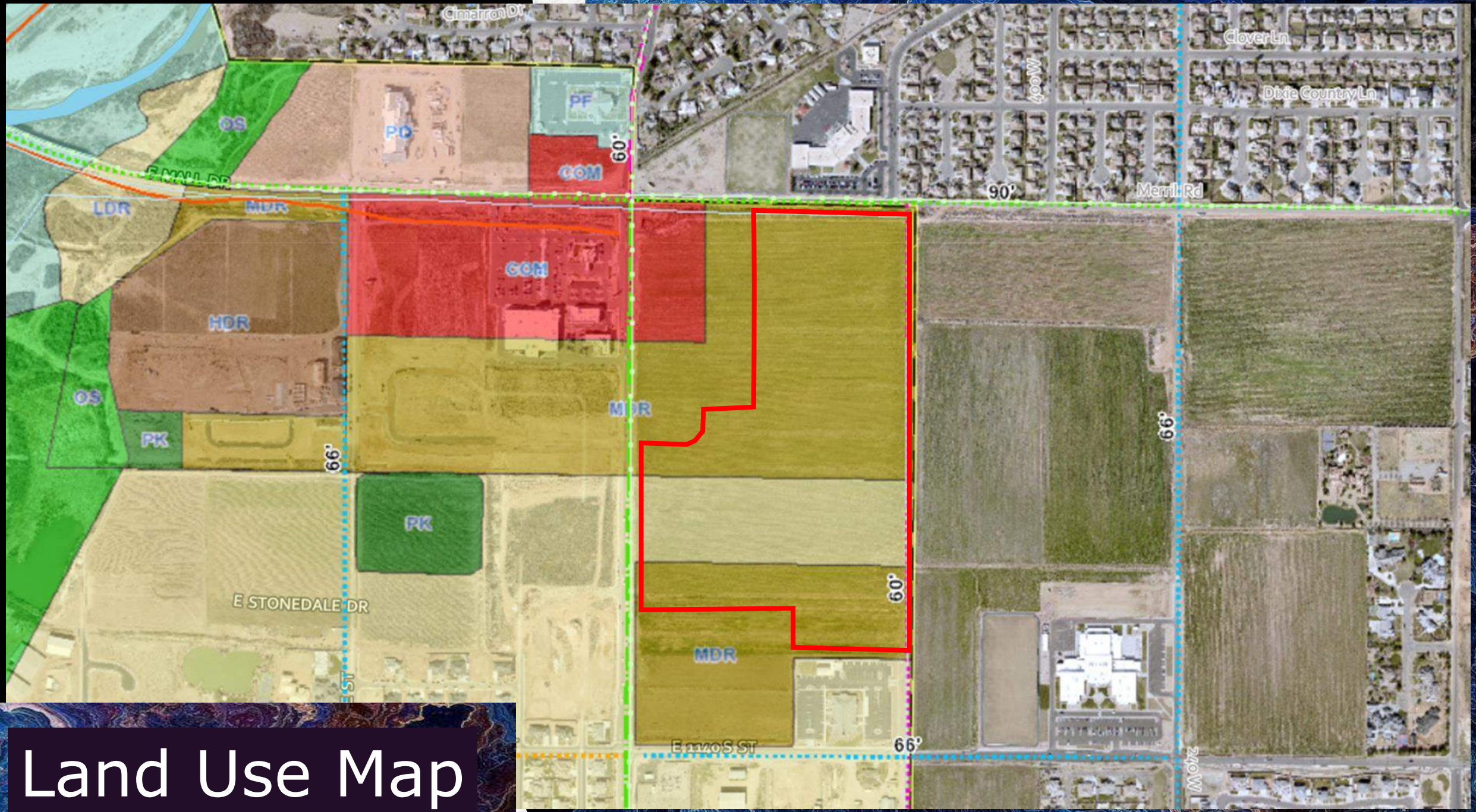
Clover Ln
Dixie County Ln
Merrill Rd
E STONEDALE DR
E 1140 S ST
E 1140 S ST
240 W

Aerial Map


Cimarron Dr
Clover Ln
Dixie Country Ln
Merrill Rd
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E STONEDALE DR
E 1140 S ST
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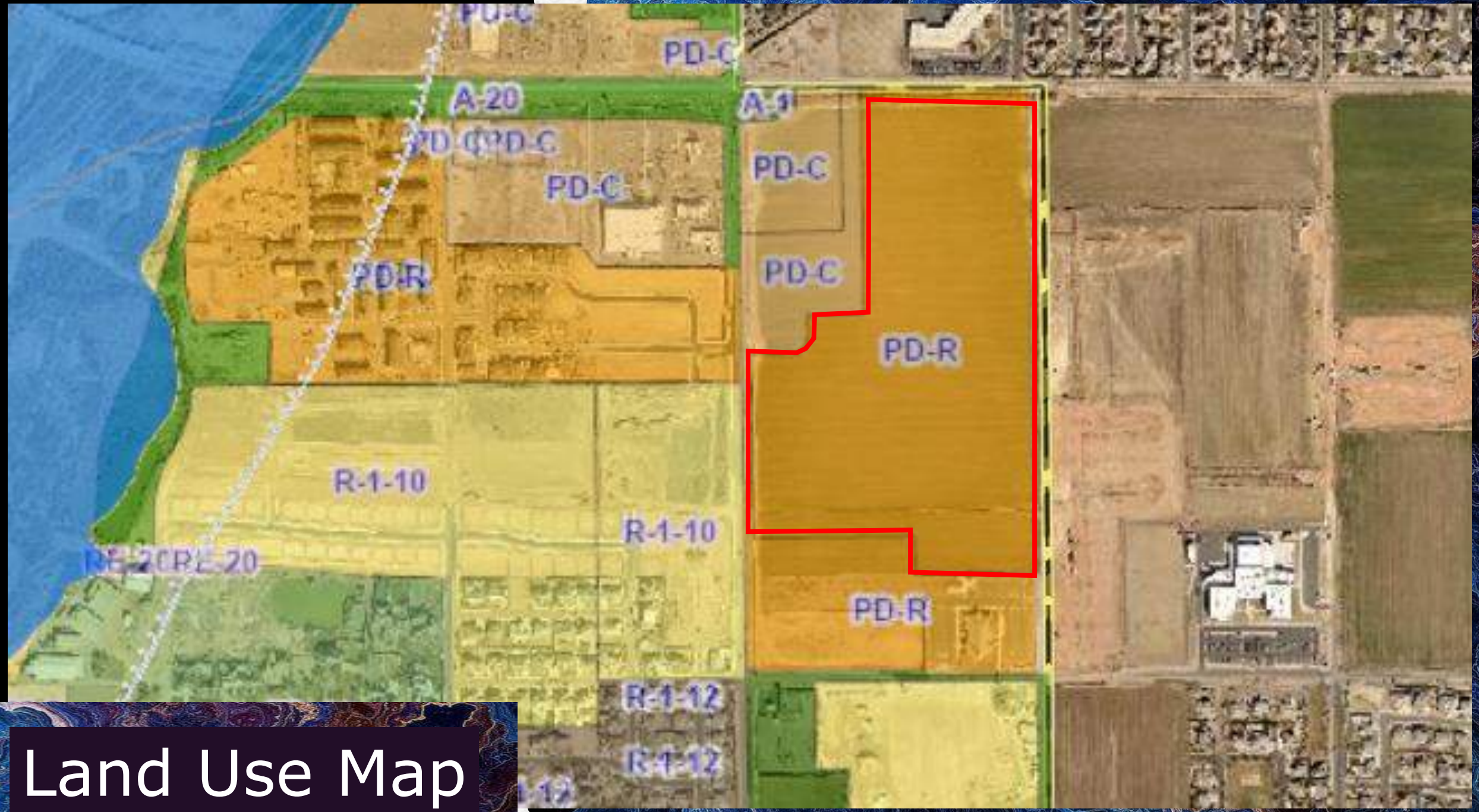
PF
COM
LDR
MDR
HDR
PK
60'
66'
90'
400 W
240 W

Land Use Map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PD-C
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PD-C
PD-C
PD-R
PD-R
R-1-10
R-1-10
RE-20
RE-20
PD-R
R-1-12
R-1-12

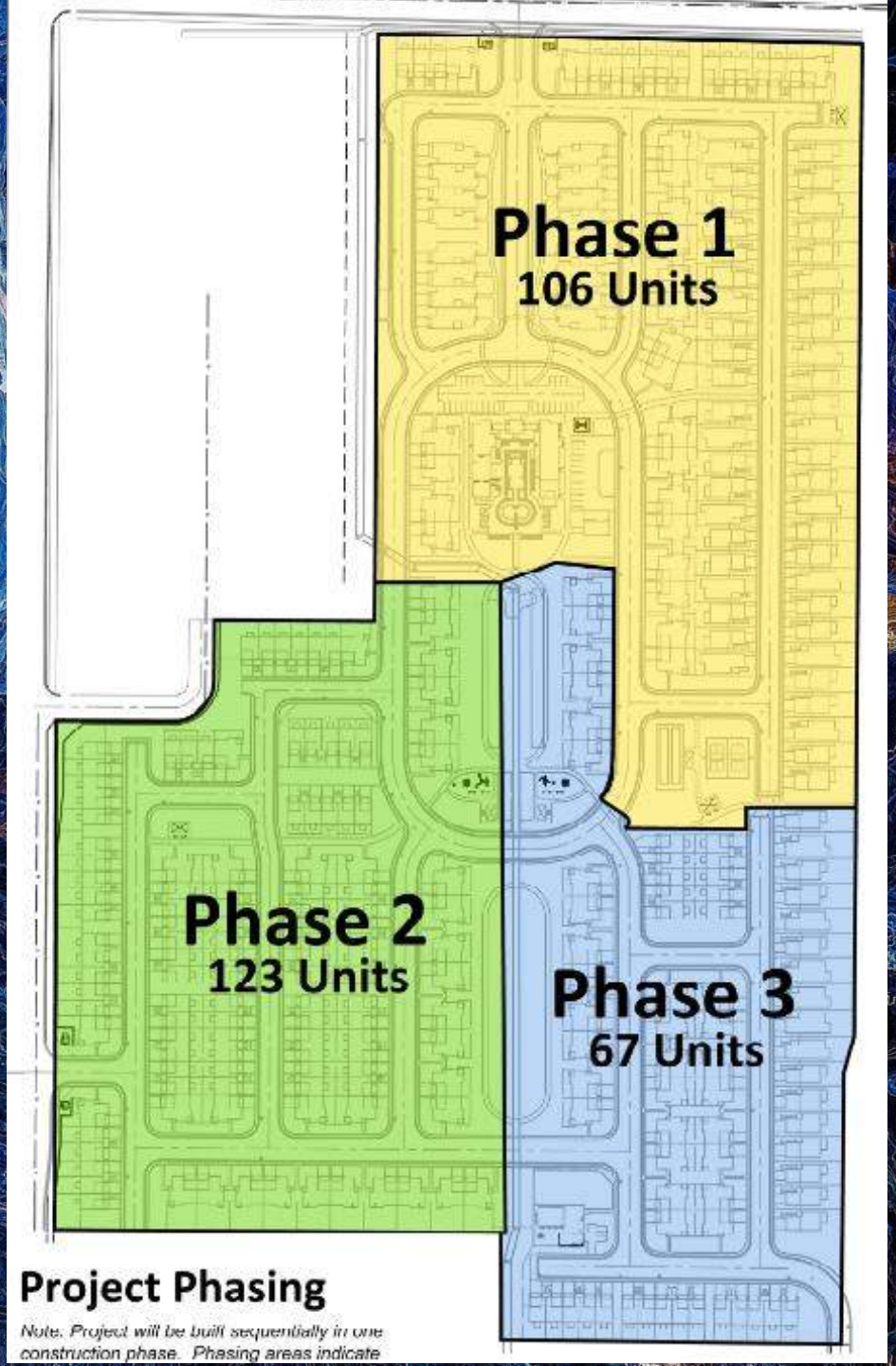
Land Use Map

48.63 Acres
292 Units
6.00 du/ac

48.63 Acres
296 Units
6.09 du/ac

Viviano at Red Cliffs

2022-ZCA-050



Concept Plan
Viviano at Red Cliffs
St George Utah
November 22, 2022
Site Summary
Site Area 48.232 Ac
Total Units 296
Single-family Units 64
Twin Home Units 74
Patio Home Units 16
Front-load Townhomes 142
Gross Density 6.13 du/ac
Single Family Units 64
Twin Home Units 74
Patio Home Units 16
Town Home Units 142
Total 296
Mall Drive/ Merrill Road
3000 E.

Concept Plan
Viviano at Red Cliffs
St George Utah
Site Summary
Site Area 48.232 Ac
Total Units 296
Single-family Units 64
Twin Home Units 74
Patio Home Units 16
Front-load Townhomes 142
Gross Density 6.13 du/ac
November 22, 2022
Parking:
Each unit will have a 2-car garage plus a 2-car driveway
Clubhouse + dog park= 40
Mall Drive/ Merrill Road
3000 E.

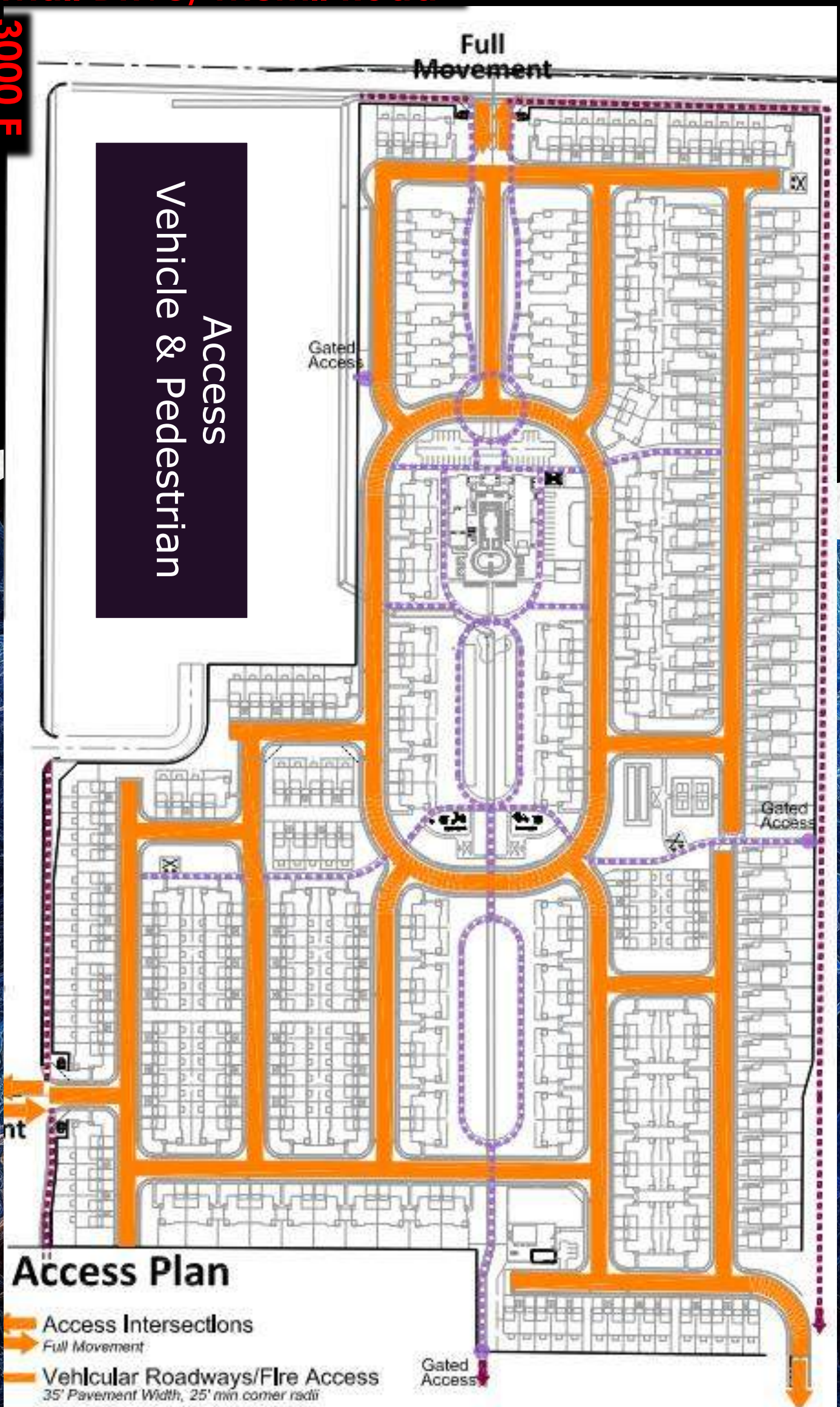
Concept Plan
Viviano at Red Cliffs
St George Utah
Site Summary
Site Area 48.232 Ac
Total Units 296
Single-family Units 64
Twin Home Units 74
Patio Home Units 16
Front-load Townhomes 142
Gross Density 6.13 du/ac
November 22, 2022
Amenities (4 are required):
• Clubhouse & BBQ Areas
• Pool and Lazy River
• Two Playgrounds
• Sports Court & Trails
• Putting green & Dog Park
Mall Drive/ Merrill Road
3000 E.

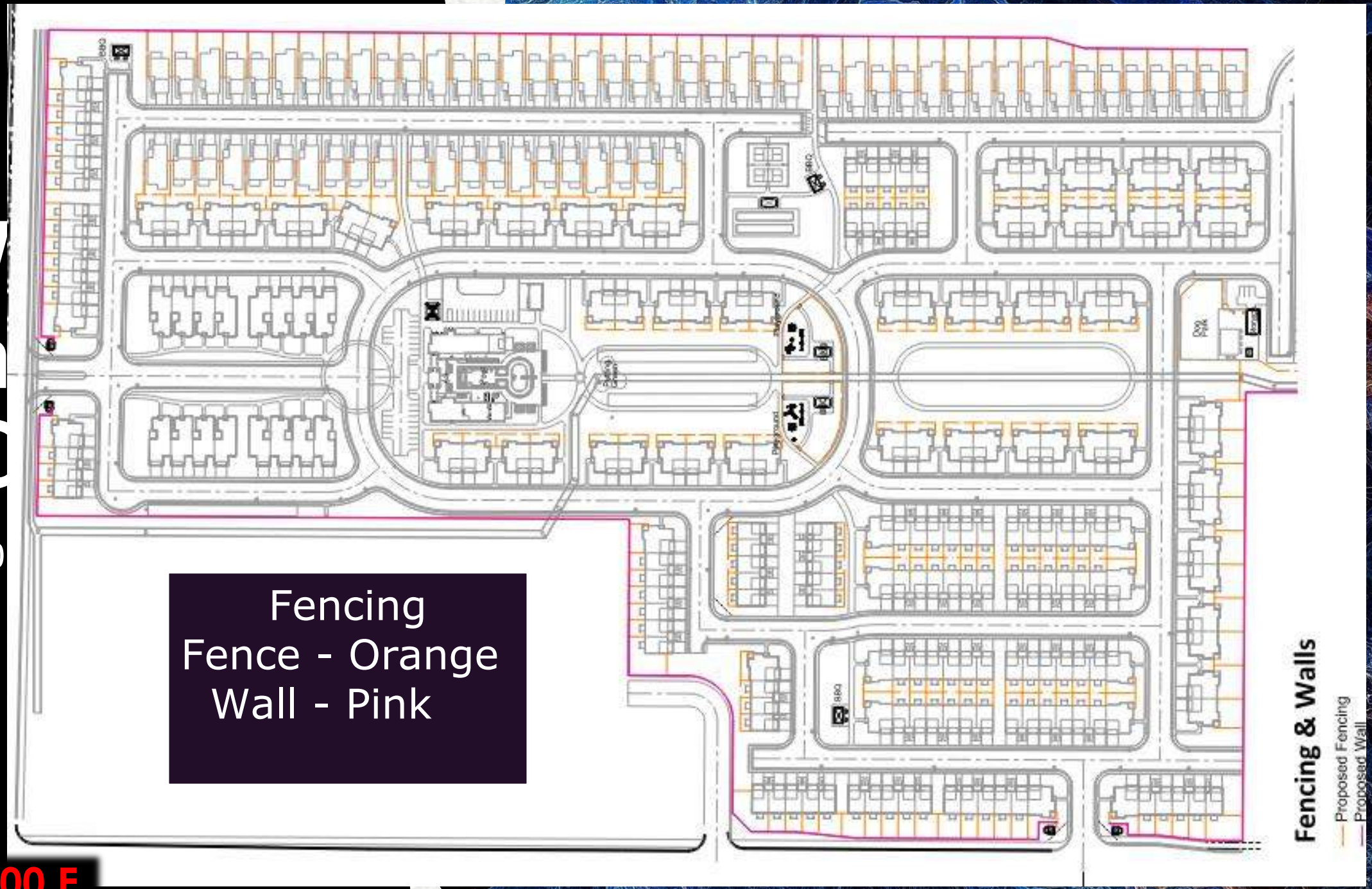
Mall Drive/ Merrill Road

3000 E.

Mall Drive/ Merrill Road

3000 E.





Mall Drive/ Merrill Road

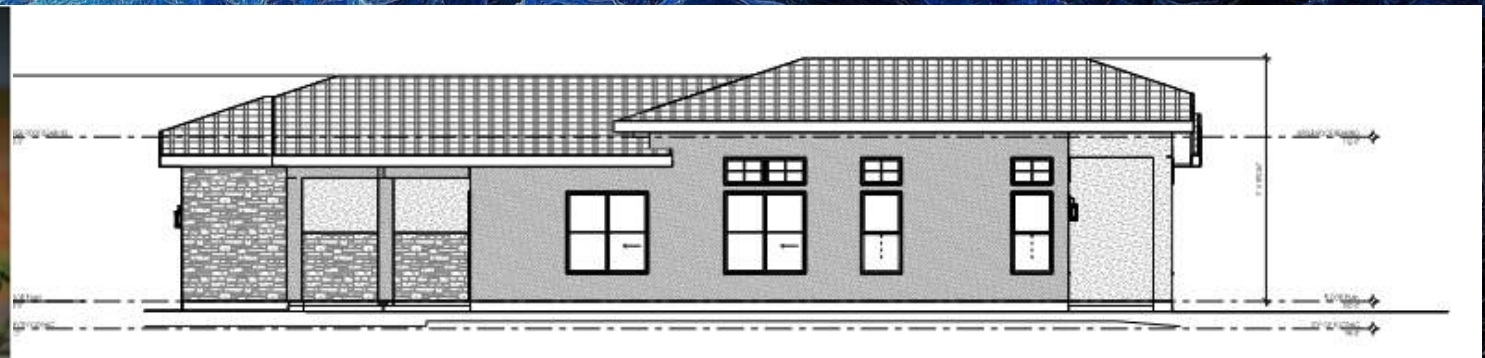
3000 E.

Original Approval

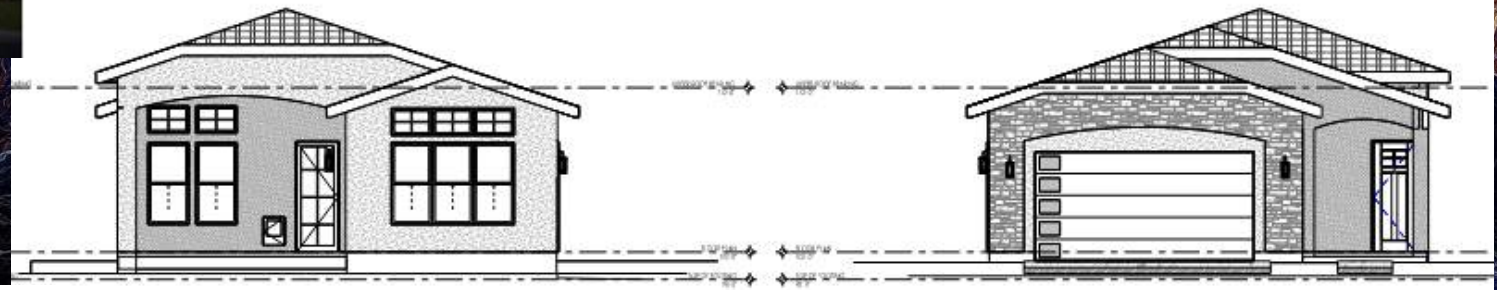
Single Family Homes

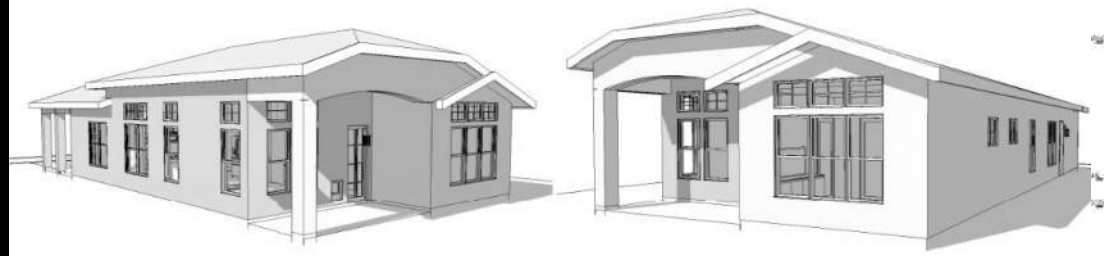
Original Approval

Single Family
Single Story



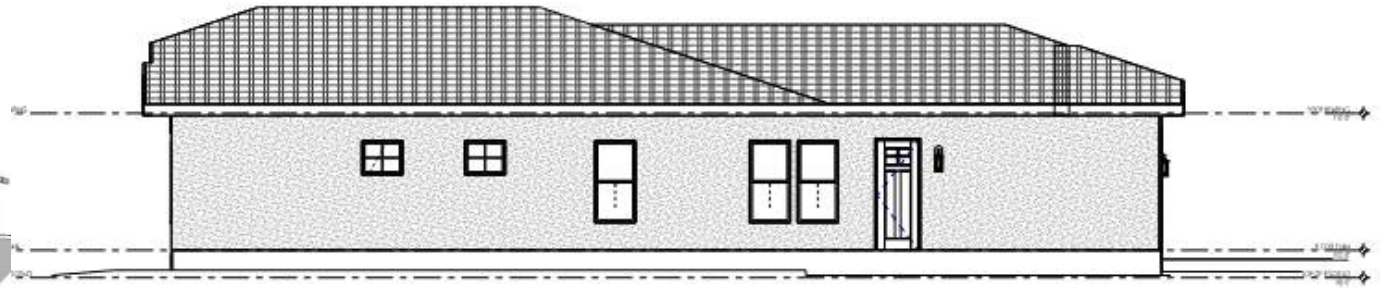
EAST ELEVATION



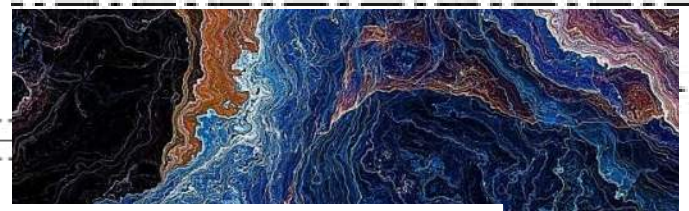


NORTH ELEVATION

SOUTH ELEVATION



Single Family Two Story



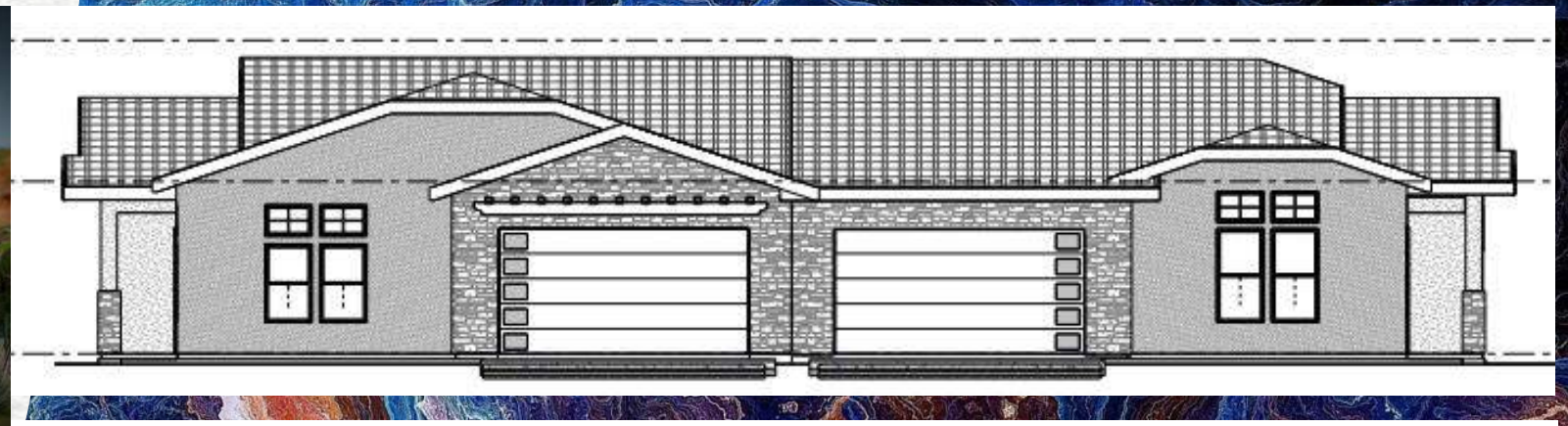
Duplex Homes

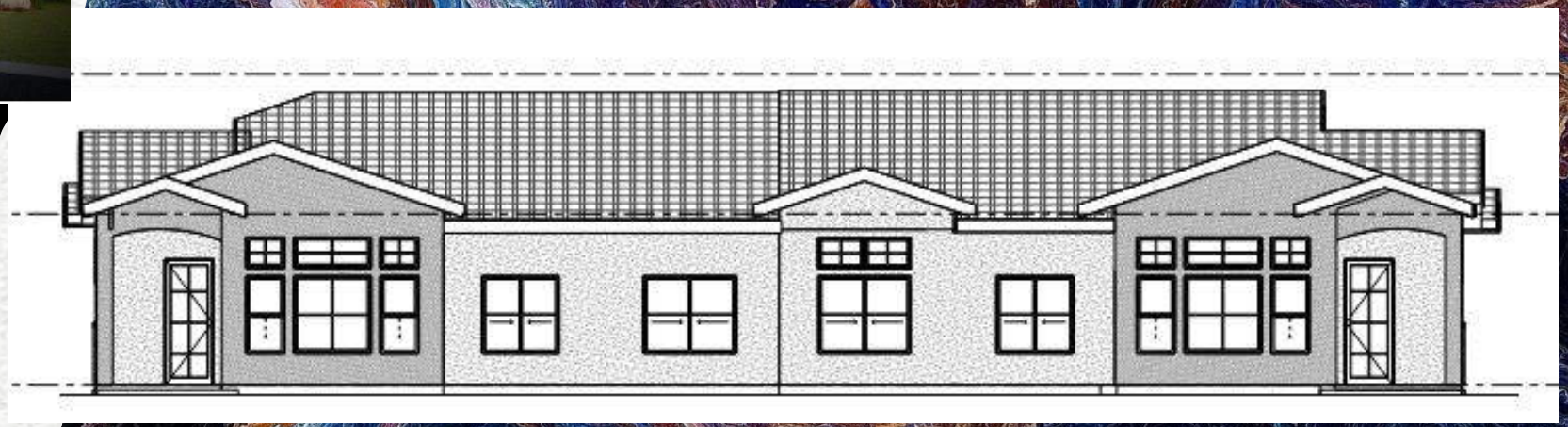
Original Approval

Patio Homes

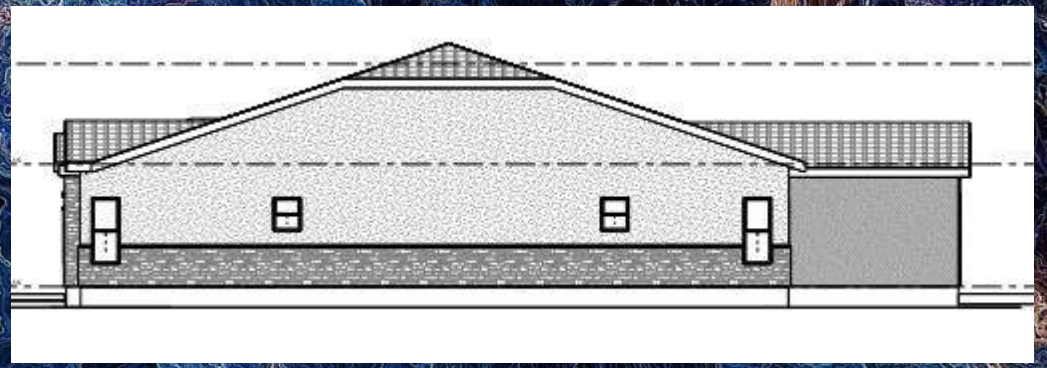
Original Approval

Duplex





Patio Homes



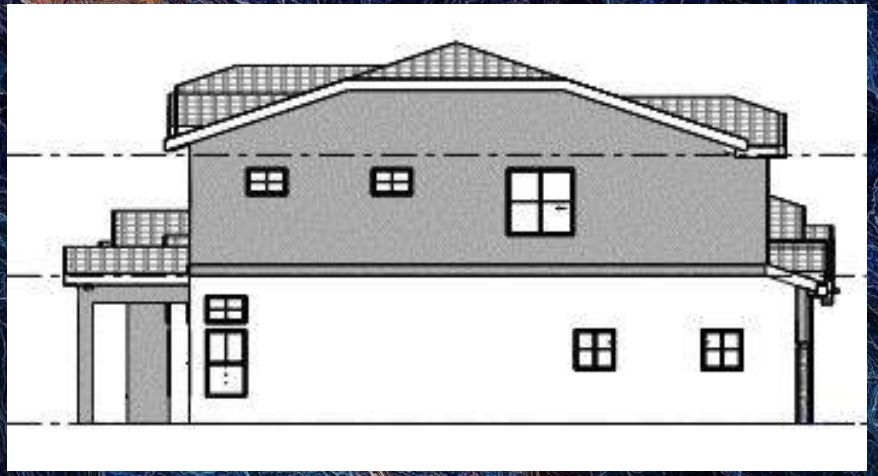
Patio Homes

Townhomes

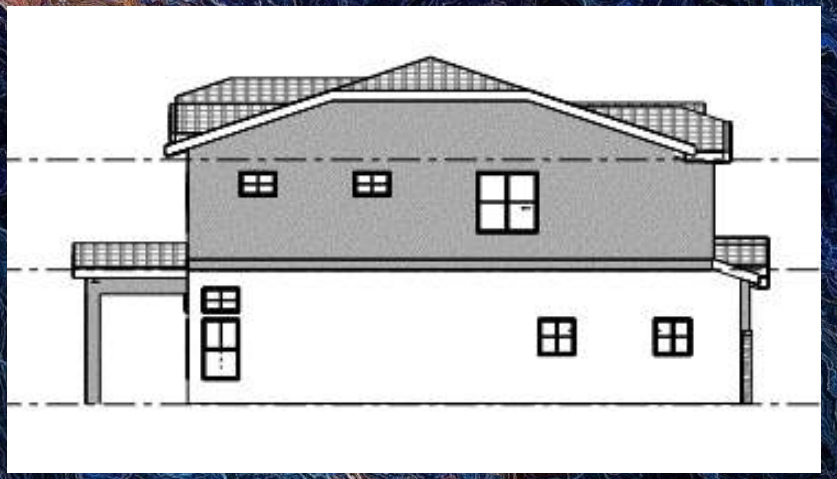
Original Approval

Original Approval

Townhome
4-plex

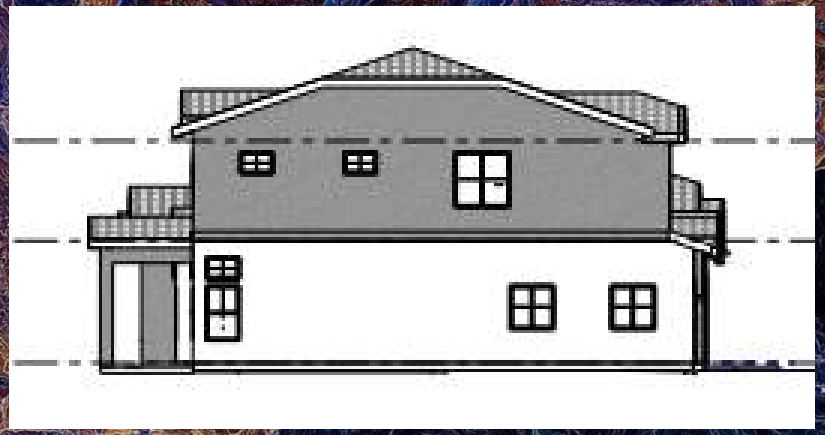


Townhome
5-plex



Townhome
6-plex

Townhome
7-plex



Clubhouse - No Changes

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COLOR SCHEME - OPTION 1

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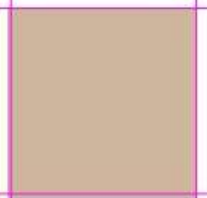
COLOR SCHEME - OPTION 2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VIVIANO AT WASHINGTON FIELDS - ONE STORY SINGLE FAMILY RESIDENCE
PROJECT ADDRESS

PROJECT NO. 21046
DATE: 11-15-2022

DRAWING STATUS

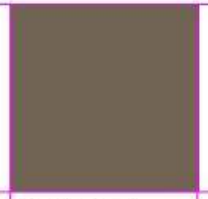
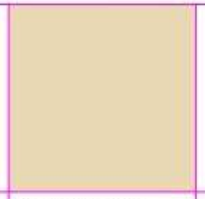
A203

Material Board

Single Family Single Story

COLOR SCHEME 2 IS SHOWN IN RENDERING

COLOR SCHEME - OPTION 1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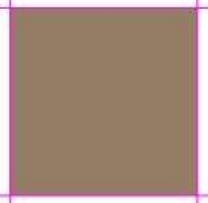
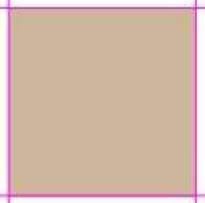
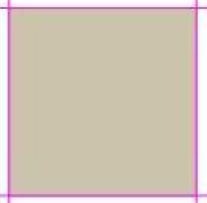
COLOR SCHEME - OPTION 2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Land Planning
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VIVIANO AT WASHINGTON FIELDS - TWO STORY SINGLE FAMILY
ST. GEORGE, UTAH

PROJECT NO. 21046
DATE: 11-15-2022

DRAWING STATUS

A203

Material Board

Single Family Two Story

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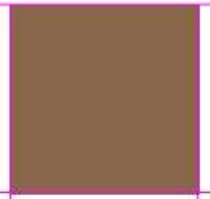
COLOR SCHEME - OPTION 1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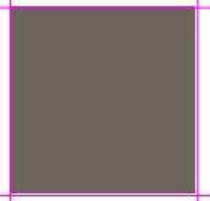
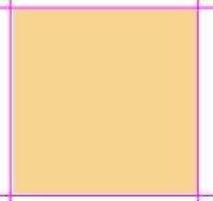
COLOR SCHEME - OPTION 2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Landscape Architecture
Land Planning
Construction Management

VIVIANO AT WASHINGTON FIELDS- DUPLEX RAMBLER

ST. GEORGE, UTAH

PROJECT NO.: 21046
DATE: 11-18-2022

DRAWING STATUS

A203

Material Board

Duplex Homes

Material Board

Patio Homes

COLOR SCHEME 2 IS SHOWN IN RENDERING

COLOR SCHEME - OPTION 1

					Architectural Bronze
STONE VENEER CREATIVE MINES- CHOP LEDGE COLOR- FLINT	STUCCO FINISH- COLOR 1 SHERWIN WILLIAMS- SW7040 COLOR- SMOKE HOUSE	STUCCO FINISH- COLOR 2 SHERWIN WILLIAMS- SW6379 COLOR- JERSEY CREAM	CONCRETE ROOF TILE EAGLE ROOFING	WINDOW FRAME COLOR COLOR- ALMOND	ROOF FASCIA COLOR- DARK BRONZE

COLOR SCHEME - OPTION 2

					Architectural Bronze
STONE VENEER CREATIVE MINES- CHOP LEDGE COLOR- SEA PEARL	STUCCO FINISH- COLOR 1 SHERWIN WILLIAMS- sw6144 COLOR- DAPPER TAN	STUCCO FINISH- COLOR 2 SHERWIN WILLIAMS- SW6142 COLOR- MACADAMIA	CONCRETE ROOF TILE EAGLE ROOFING	WINDOW FRAME COLOR COLOR- ALMOND	ROOF FASCIA COLOR- DARK BRONZE

Think
Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

VIVANO- 4 PLEX TOWNHOME- PATIO HOMES

ST. GEORGE, UTAH

PROJECT NO. 21046
DATE 11-17-2022

DRAWING STATUS

A203

COLOR SCHEME - OPTION 1

COLOR SCHEME 2 IS SHOWN IN RENDERING

					Architectural Bronze
STONE VENEER CREATIVE MINES - CHOP LEDGE COLOR - FLINT	STUCCO FINISH - COLOR 1 SHERWIN WILLIAMS - SW7040 COLOR - SMOKE HOUSE	STUCCO FINISH - COLOR 2 SHERWIN WILLIAMS - SW6379 COLOR - JERSEY CREAM	CONCRETE ROOF TILE EAGLE ROOFING	WINDOW FRAME COLOR COLOR - ALMOND	ROOF FASCIA COLOR - DARK BRONZE
COLOR SCHEME - OPTION 2					
					Architectural Bronze
STONE VENEER CREATIVE MINES - CHOP LEDGE COLOR - SEA PEARL	STUCCO FINISH - COLOR 1 SHERWIN WILLIAMS - SW 6382 COLOR - CEREMONIAL GOLD	STUCCO FINISH - COLOR 2 SHERWIN WILLIAMS - SW 6380 COLOR - HUMBLE GOLD	CONCRETE ROOF TILE EAGLE ROOFING	WINDOW FRAME COLOR COLOR - ALMOND	ROOF FASCIA COLOR - DARK BRONZE

Think
Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

VIVANO - 7 PLEX TOWNHOME WITH RAMBLER

ST. GEORGE, UTAH

PROJECT NO.: 21046
DATE: 11-21-2022

DRAWING STATUS

A202

Material Board

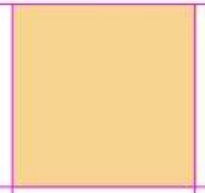
Townhomes

Material Board

Townhomes

COLOR SCHEME 2 IS SHOWN IN RENDERING

COLOR SCHEME - OPTION 1

					
STONE VENEER CREATIVE MINES - CHOP LEDGE COLOR - FLINT	STUCCO FINISH - COLOR 1 SHERWIN WILLIAMS - SW 7047 COLOR - PORPOISE	STUCCO FINISH - COLOR 2 SHERWIN WILLIAMS - SW9021 COLOR - NAPLES YELLOW	CONCRETE ROOF TILE EAGLE ROOFING	WINDOW FRAME COLOR COLOR - ALMOND	ROOF FASCIA COLOR - DARK BRONZE

COLOR SCHEME - OPTION 2

STONE VENEER CREATIVE MINES - CHOP LEDGE COLOR - SEA PEARL	STUCCO FINISH - COLOR 1 SHERWIN WILLIAMS - SW 9098 COLOR - BACKED COOKIE	STUCCO FINISH - COLOR 2 SHERWIN WILLIAMS - SW 9096 COLOR - BEIGE INTENSO	CONCRETE ROOF TILE EAGLE ROOFING	WINDOW FRAME COLOR COLOR - ALMOND	ROOF FASCIA COLOR - DARK BRONZE

Think
Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

VIVANO - 6 PLEX TOWNHOME WITH RAMBLER

ST. GEORGE, UTAH

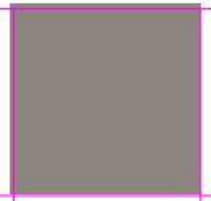
PROJECT NO. 21046
DATE: 11-21-2022

DRAWING STATUS

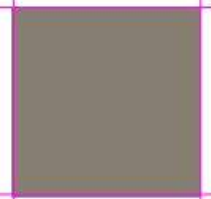
A202

COLOR SCHEME 2 IS SHOWN IN RENDERING

COLOR SCHEME - OPTION 1

					
STONE VENEER CREATIVE MINES- CHOP LEDGE COLOR- FLINT	STUCCO FINISH- COLOR 1 SHERWIN WILLIAMS- SW7018 COLOR- DOVETAIL	STUCCO FINISH- COLOR 2 SHERWIN WILLIAMS- SW6379 COLOR- JERSEY CREAM	CONCRETE ROOF TILE EAGLE ROOFING	WINDOW FRAME COLOR COLOR- ALMOND	ROOF FASCIA COLOR- DARK BRONZE

COLOR SCHEME - OPTION 2

					
STONE VENEER CREATIVE MINES- CHOP LEDGE COLOR- SEA PEARL	STUCCO FINISH- COLOR 1 SHERWIN WILLIAMS- SW 7063 COLOR- ADAPTIVE SHADE	STUCCO FINISH- COLOR 2 SHERWIN WILLIAMS- SW6142 COLOR- MACADAMIA	CONCRETE ROOF TILE EAGLE ROOFING	WINDOW FRAME COLOR COLOR- ALMOND	ROOF FASCIA COLOR- DARK BRONZE

Think
Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

VIVANO- 5 PLEX TOWNHOME
ST. GEORGE, UTAH

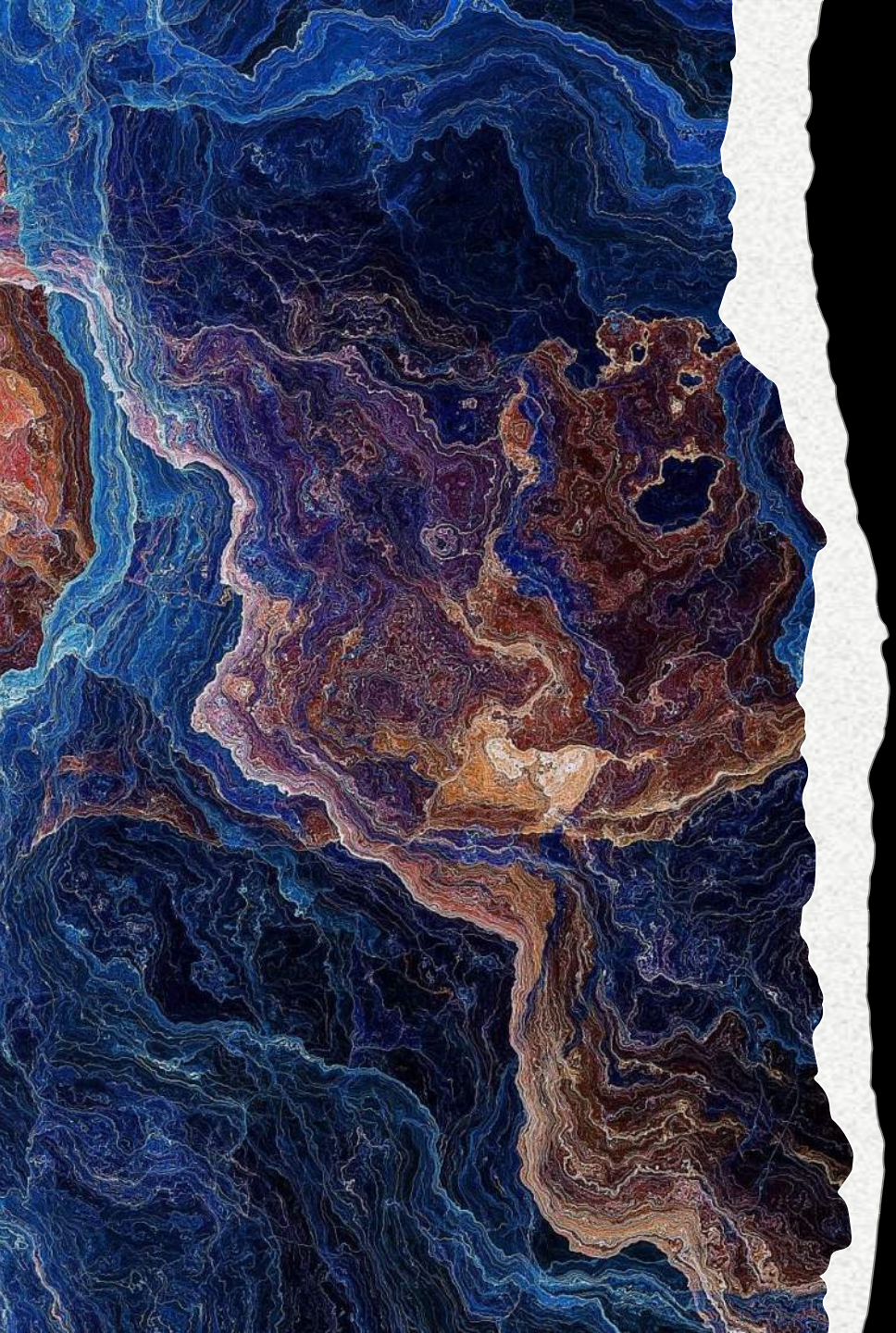
PROJECT NO. 21046
DATE: 11-21-2022

DRAWING STATUS

A203

Material Board

Townhomes



RECOMMENDATION:

Planning Commission recommends approval of this Zone Change with the following conditions:

1. No fencing will be allowed to be placed in between units that are closer than 10’ apart.
2. Removal of the unusable lawn that is shown surrounding the amenity areas.
3. The developer will work with staff to add additional elements to the structures that backs onto public streets.

ORDINANCE NO._____

AN ORDINANCE AMENDING AN APPROVED PLANNED DEVELOPMENT BY AMENDING THE PD-R (PLANNED DEVELOPMENT RESIDENTIAL) ZONE ON APROXIMATELY 48.63 ACRES, LOCATED GENERALLY EAST OF 3000 EAST STREET AND SOUTH OF MERRILL ROAD, AND TO APPROVE THE CONCEPTUAL LAYOUT, ELEVATIONS, SITE PLAN, LANDSCAPING, PARKING, AND AMENITIES.

(Viviano at Red Cliffs)

WHEREAS, on July 21, 2022, the property owner received final approval of a PD-R zone through Ordinance 2022-07-005 on approximately 48.63 acres, located generally east of 3000 East Street and south of Merrill Road with a certain layout and configuration of development; and

WHEREAS, the property owner has requested to amend the PD-R (Planned Development Residential) zone on the same approximately 48.63 acres, located generally east of 3000 East Street and south of Merrill Road. The review includes the conceptual layout, elevations, site plan, landscaping, parking, and amenities; and

WHEREAS, the Planning Commission held a public hearing on this request on December 13, 2022; and

WHEREAS, the Planning Commission recommends approval of the requested zone change amendment and project concept; and

WHEREAS, the City Council has determined that the requested change to the Zoning Map is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Adoption. The City Zoning Map shall be amended where necessary upon the Effective Date of this Ordinance to reflect the planned development amendment to the PD-R (Planned Development Residential) zone. The planned development amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit "A," and parcel exhibit, incorporated herein as Exhibit "B". The project must comply with all conditions, requirements, and restrictions as approved by City Council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect upon passage and publication as required by law.

APPROVED AND ADOPTED by the St. George City Council, this 5th day of January 2023.

CITY OF ST. GEORGE:

_____
Michele Randall, Mayor

APPROVED AS TO FORM:
City Attorney's Office

_____
Jami R. Brackin, Deputy City Attorney

ATTEST:

_____
Christina Fernandez, City Recorder

VOTING OF CITY COUNCIL:

Councilmember Hughes _____
Councilmember McArthur _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____

Exhibit "A" – Legal Description

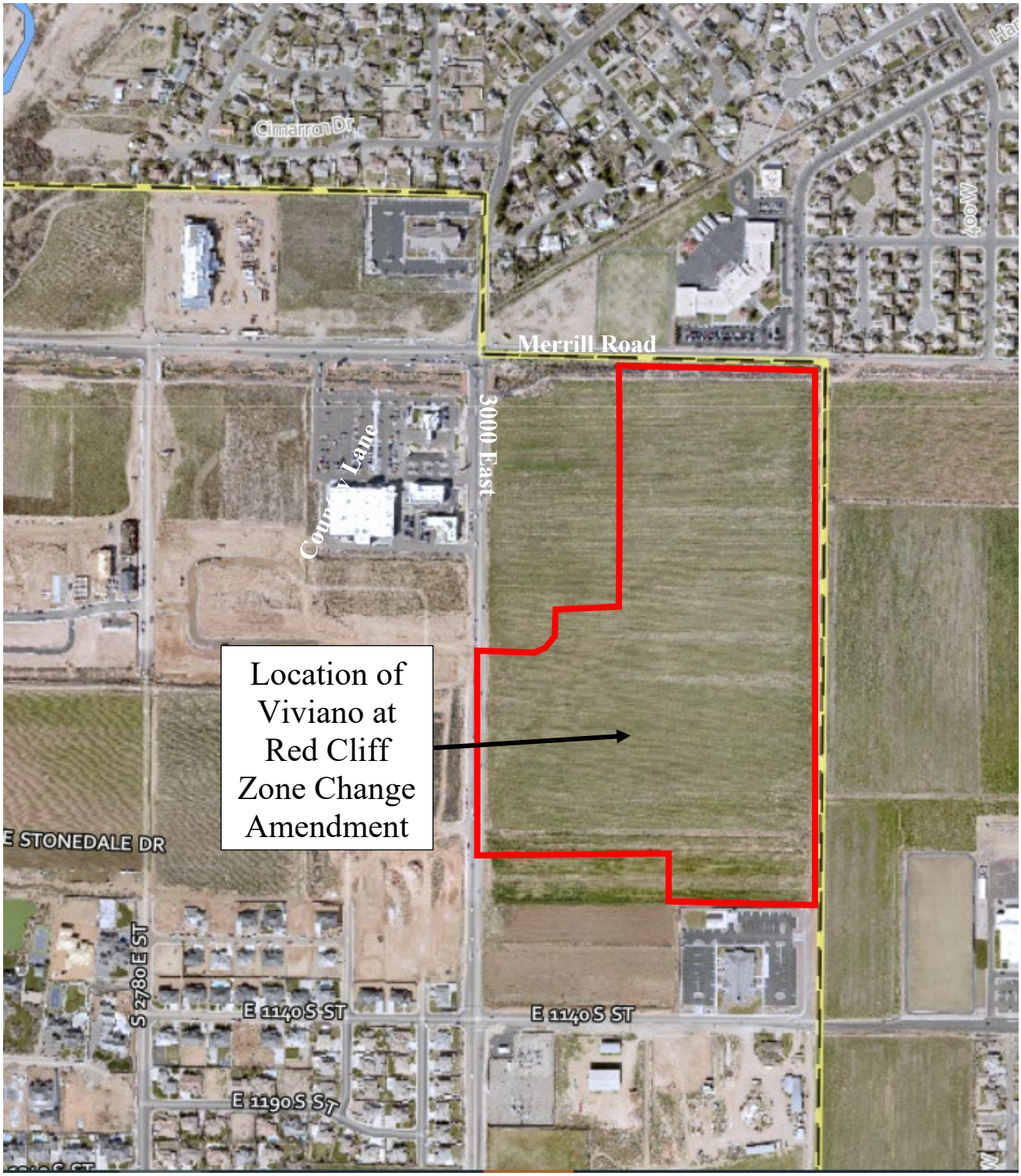
Viviano at Red Cliffs

Beginning at a point on the Southerly Right-of-Way Line of Merrill Road 3210 East Street, said point being South 88°37'42" East 1300.57 feet and South 33.01 feet from the North Quarter Corner of Section 34, Township 42 South, Range 15 West, Salt Lake Base and Meridian; and running

thence South 88°53'43" East 32.19 feet;
thence South 00°27'30" West 1,633.63 feet;
thence South 15°47'09" West 62.42 feet;
thence South 00°27'30" West 340.77 feet;
thence Southerly 68.72 feet along the arc of a 110.90 foot radius curve to the right (center bears South 54°53'17" West and the chord bears South 17°21'33" East 67.63 feet with a central angle of 35°30'21");
thence South 00°23'38" West 477.28 feet to the Westerly Right-of-Way Line of 1140 South Street;
thence North 89°36'22" West 45.00 feet along said Westerly Right-of-Way Line;
thence North 00°23'38" East 441.52 feet;
thence North 89°16'00" West 528.03 feet;
thence North 00°02'32" West 173.35 feet;
thence North 89°35'57" West 723.54 feet to the Easterly Right-of-Way Line of 3000 East Street;
thence North 00°22'18" East 824.27 feet along said Easterly Right-of-Way Line;
thence South 89°35'57" East 187.73 feet;
thence Northeasterly 113.88 feet along the arc of a 72.50 foot radius curve to the left (center bears North 00°24'03" East and the chord bears North 45°24'03" East 102.53 feet with a central angle of 90°00'00");
thence North 00°24'03" East 96.61 feet;
thence South 89°39'44" East 251.75 feet;
thence North 00°20'16" East 977.83 feet to the Southerly Right-of-Way Line of Merrill Road;
thence South 88°37'42" East 753.24 feet along said Southerly Right-of-Way Line to the point of beginning.

Contains 2,118,492 Square Feet or 48.634 Acres.

Exhibit "B" – Parcel Exhibit



Agenda Date: 01/05/2023 **Agenda Item Number:** 16

Subject:

Consider approval of the preliminary plat for Viviano at Red Cliffs, a 25-lot residential subdivision located at the southeast corner of the intersection of 3000 East and Merrill Road.

Item at-a-glance:

Staff Contact: Wes Jenkins

Applicant Name: David Hicks, Property Reserve Inc. (PRI)

Reference Number: 2022-PP-039

Address/Location:

Southeast corner of the intersection of 3000 East and Merrill Road

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

The General Plan shows the current land use designations on this property as both MDR (Medium Density Residential) and LDR (Low Density Residential). The preliminary plat meets the requirements of the current general plan land use designation and zoning.

Staff Narrative (need/purpose):

The purpose of this preliminary plat is to show the proposed public roadways that would be dedicated with the final plat and the subdivision of the property into 25 residential lots.

Name of Legal Dept approver: N/A

Budget Impact: No Impact

Recommendation (Include any conditions):

Planning Commission recommends approval

St.George
Community Development

ITEM
PRELIMINARY PLAT

PLANNING COMMISSION AGENDA REPORT: **12/13/2022**
CITY COUNCIL **01/05/2023**

PRELIMINARY PLAT
Viviano at Red Cliffs
Case No. 2022-PP-039

Request: To approve a preliminary plat for a (25) lot residential subdivision.

Location: The site is located at approximately 3000 East & Merrill Road

Property: 48.63 acres

Number of Lots: 25

Density: N/A

Zoning: PD-R

Adjacent zones: This plat is surrounded by the following zones:
North – Washington City
South – PD-R
East – Washington City
West – PD-C/R-1-10

General Plan: MDR

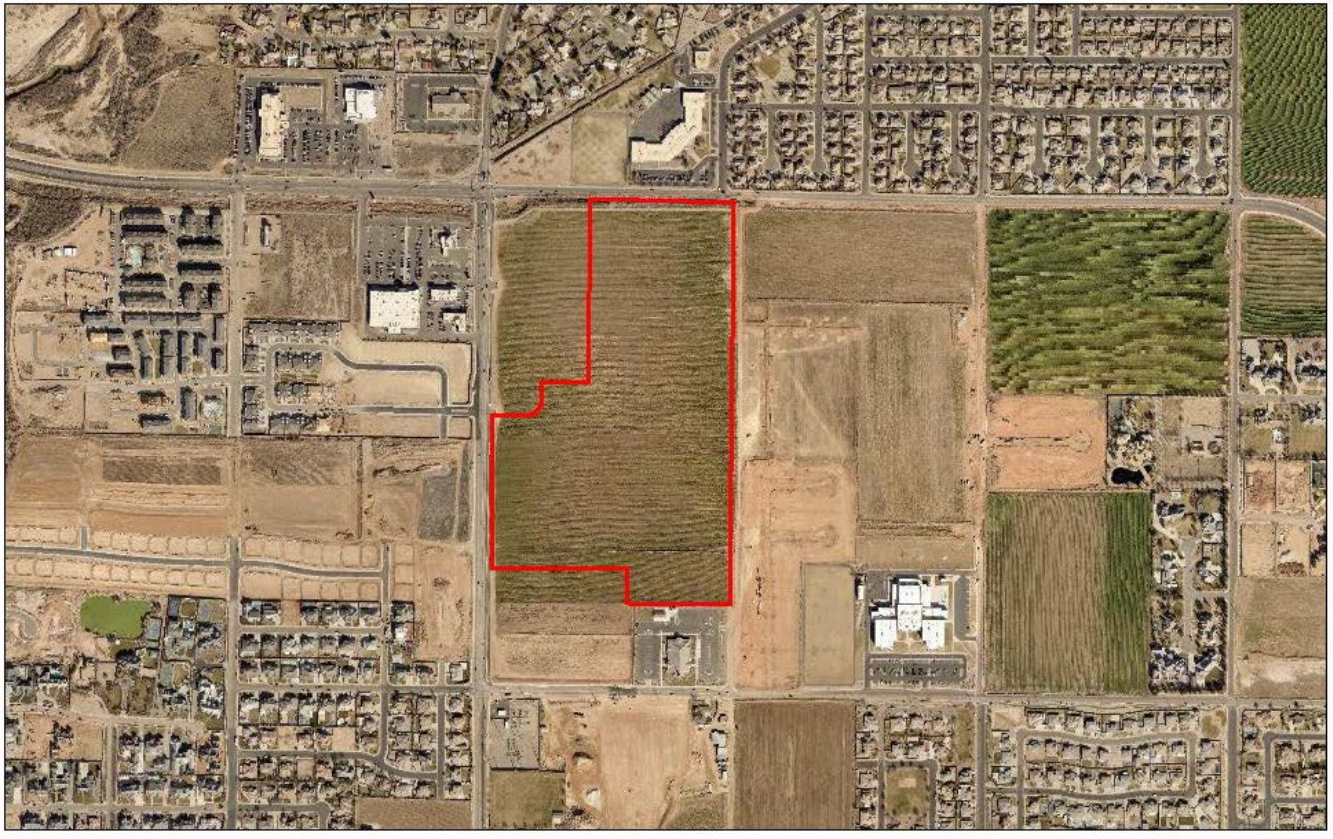
Applicant: Ensign Engineering

Representative: David Hicks

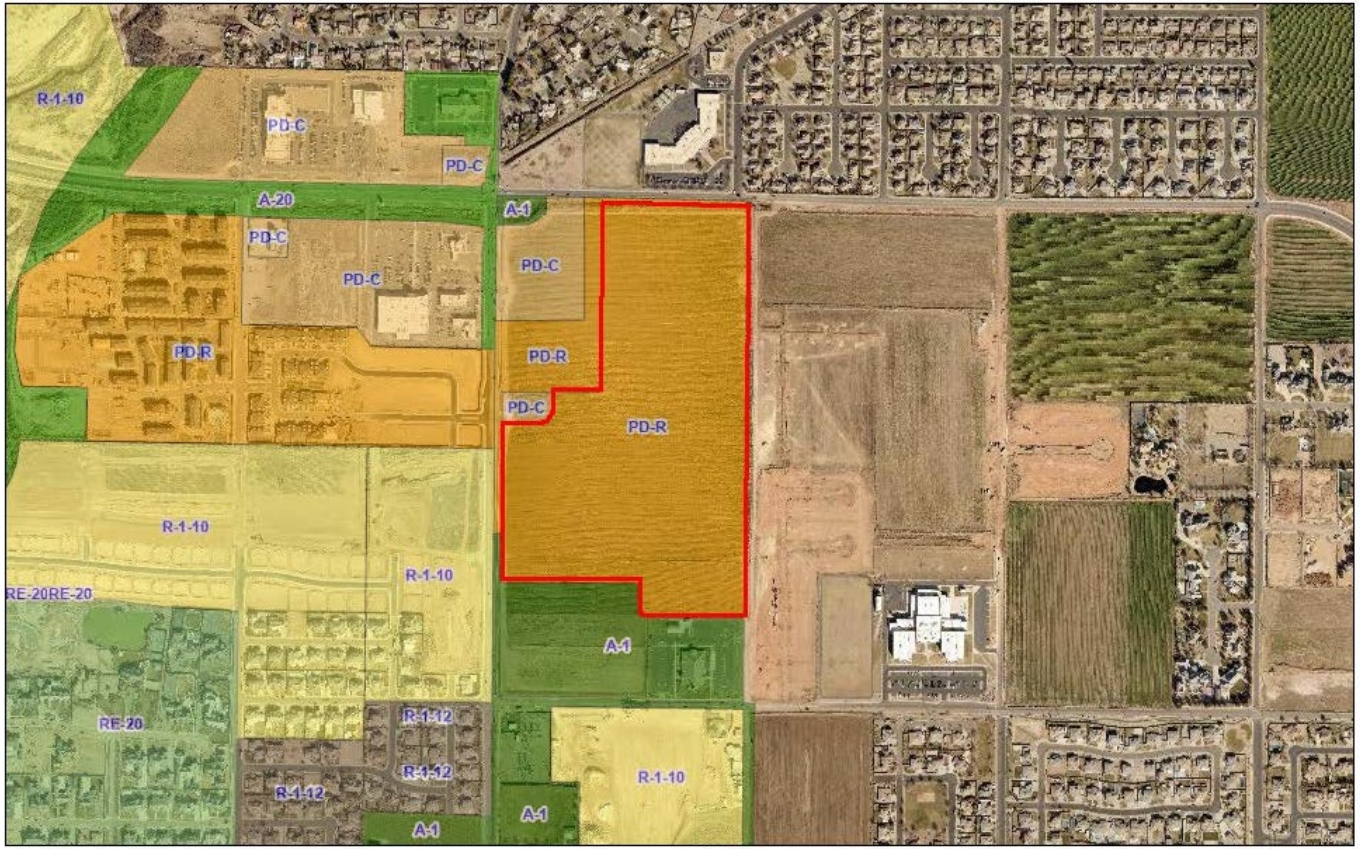
Comments:

Preliminary Plats

December 13, 2022



Preliminary Plat – Viviano at Red Cliffs



Preliminary Plat – Viviano at Red Cliffs

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

VIVIANO AT RED CLIFFS

PRELIMINARY PLAT SUBMITTAL SET

MERRILL ROAD & 3000 EAST
ST. GEORGE, UTAH

PRELIMINARY
FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
November 11, 2022

INDEX OF DRAWINGS

1 OF 2	PRELIMINARY PLAT
2 OF 2	PRELIMINARY PLAT
C-100	PRELIMINARY SITE PLAN
C-200	PRELIMINARY UTILITY PLAN
C-300	PRELIMINARY GRADING AND DRAINAGE PLAN
DT-500	CROSS SECTION DETAILS

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

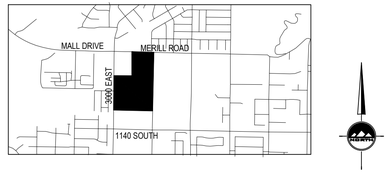
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO ST. GEORGE CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = NORTH QUARTER CORNER SECTION 25, T42S, R15W SALT LAKE BASE & MERIDIAN ELEV. = 42XX.XX.

ENSIGN
THE STANDARD IN ENGINEERING

CEDAR CITY
88 E. Fiddlers Canyon Road
Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

LAYTON
Phone: 801.547.1100

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
PROPERTY RESERVE, INC.
P.O BOX 511196
SALT LAKE CITY, UT 84151-1196
CONTACT:
DAVID LEE HICKS
PHONE: 385.499.3962

VIVIANO AT RED CLIFFS
PRELIMINARY PLAT SUBMITTAL SET
3000 EAST AND MERRILL ROAD
ST GEORGE, UTAH

PROJECT NUMBER 11303
PRINT DATE 12/13/22
DRAWN BY
CHECKED BY
PROJECT MANAGER DAJ

C-000

Viviano at Red Cliffs

Beginning at a point on the Southerly Right-of-Way Line of Merrill Road 3210 East Street, said point being South 88°37'42" East 1300.57 feet and South 33.01 feet from the North Quarter Corner of Section 34, Township 42 South, Range 15 West, Salt Lake Base and Meridian; and running

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thence Northeasterly 113.88 feet along the arc of a 72.50 foot radius curve to the left (center bears North 00°24'03" East and the chord bears North 45°24'03" East 102.53 feet with a central angle of 90°00'00");
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thence South 88°37'42" East 753.24 feet along said Southerly Right-of-Way Line to the point of beginning.

Contains 2,118,492 Square Feet or 48.634 Acres.

NORTHEAST CORNER SECTION 34, T42S, R15W, SLB&M

S 88°37'42" E 2634.61'

PAUL MARK HANSEN & KATHLEEN RICHARDSON W-5-2-34-110

WOODROW 1140 LLC W-6501-C-1

WASHINGTON FIELDS PLANNED DEVELOPMENT

S 88°53'43" E 32.19'

SOUTH 33.01'

POINT OF BEGINNING

S 0°27'30" W 1633.63'

FRANKLIN FIELDS

S 15°47'09" W 62.42'

D=35°30'21"
R=110.90
L=68.72'
CB=S 17°21'33" E
C=67.63'

S 0°27'30" W 340.77'

S 0°23'38" W 477.28'

FRIESIAN CROSS WAY

N 0°23'38" E 441.52'

5' ADDITIONAL ROAD DEDICATION

N 89°36'22" W 45.00'

LOT 104
126,172 sq.ft.
2.897 acres

LOT 207
90,021 sq.ft.
2.067 acres

SADDLEBRED LANE

SADDLEBRED COURT

WALKING PONY PLACE

WALKING PONY LANE

PARCEL B
5,221 sq.ft.

LOT 103
53,944 sq.ft.
1.238 acres

LOT 106
169,558 sq.ft.
3.893 acres

NARAGANSETT LANE

LOT 105
37,607 sq.ft.
0.863 acres

LOT 205
30,735 sq.ft.
0.706 acres

BELGIUM LANE

LOT 206
75,231 sq.ft.
1.727 acres

PHASE 2

APPALOOSA LANE

LOT 201
45,627 sq.ft.
1.047 acres

N 89°16'00" W 528.03'

LDS CORP OF PRES OF CHURCH SG-6507

ROAD DEDICATION
9,427 sq.ft.
0.216 acres

CRINCO STREET

NOKOTA LANE

ANDALUSIAN WAY

QUARB LANE

APPALOOSA COVE

WASHINGTON COUNTY SCHOOL DISTRICT W-SMZM-1-B

MERRILL ROAD

S 88°37'42" E 753.24'

LOT 107
49,372 sq.ft.
1.133 acres

PHASE 1

LOT 204
74,603 sq.ft.
1.713 acres

LOT 203
81,928 sq.ft.
1.881 acres

LOT 202
32,376 sq.ft.
0.743 acres

VIVIANO LANE

LOT 109
106,923 sq.ft.
2.455 acres

CHICKSAW STREET

N 0°02'32" W 173.35'

45'

33'

33'

LOT 102
16,294 sq.ft.
0.374 acres

LOT 108
49,563 sq.ft.
1.138 acres

LOT 307
57,469 sq.ft.
1.319 acres

LOT 306
57,998 sq.ft.
1.331 acres

SPOTTED HORSE WAY

WELARA LANE

FOX TROTTER LANE

N 0°20'16" E 977.83'

PARCEL A
15,728 sq.ft.

S 89°39'44" E 251.75'

SHETLAND LANE

PAINT LANE

LOT 305
119,829 sq.ft.
2.751 acres

LOT 301
62,763 sq.ft.
1.441 acres

CAROLINA MARSH LANE

N 89°35'57" W 621.61'

1140 SOUTH STREET

PROPERTY RESERVE, INC SG-6506

S 88°37'42" E 1305.57' (TIE)

FIELDS MARKET LLC W-SMZM-1-A

SUBURBAN LAND RESERVE, INC SG-5-2-34-144

PROPERTY RESERVE, INC SG-6506

ST GEORGE CITY SG-PMD-E

N 0°24'03" E 96.61'

D=90°00'00"
R=72.50
L=113.88'
CB=N 45°24'03" E
C=102.53'

LOT 303
92,522 sq.ft.
2.124 acres

QUARTER POINT LANE

PHASE 3

LOT 304
89,564 sq.ft.
2.056 acres

NEZ PERCE AVENUE

S 89°35'57" E 187.73'

ROAD DEDICATION
1,420 sq.ft.
0.033 acres

BLAZER LANE

LOT 302
20,227 sq.ft.
0.464 acres

105.35'

339.85'

PARCEL C
5,415 sq.ft.

N 0°22'18" E 824.27'

PARCEL D
2,332 sq.ft.

NORTH 1/4 CORNER SECTION 34, T42S, R15W, SLB&M

N 0°31'50" E 2640.69'

CENTER OF SECTION 34, T42S, R15W, SLB&M

3000 EAST STREET

ST GEORGE CITY SG-PMD-D

FIELDS AT MALL DRIVE

FIELDS DENTAL PLAZA CONDOS

WOODLAND ESTATES PATIO HOMES

MOORLAND PARK, LLC SG-5-2-34-41001

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
- BOUNDARY LINE
- CENTER LINE
- EASEMENTS
- SECTION LINE
- PHASE LINE

NORTH

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
HORZ: 1 inch = 80 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CITY CREEK RESERVE, INC.
51 SOUTH MAIN STREET, STE 301
SALT LAKE CITY, UTAH 84111

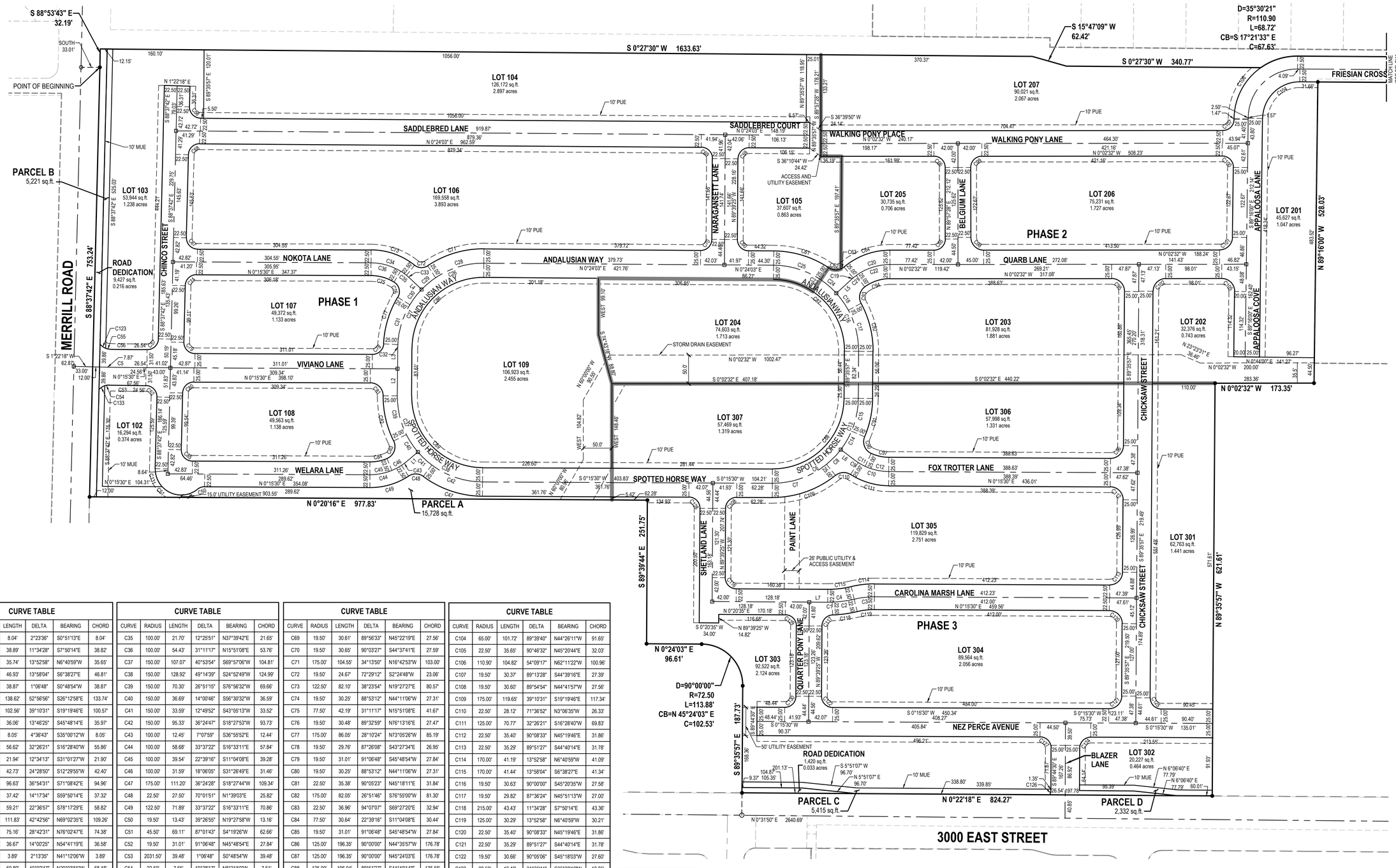
CONTACT:
BENSON WHITNEY
PHONE: 801-643-4459

VIVIANO AT RED CLIFFS
PRELIMINARY PLAT

3200 EAST MERRIL ROAD
ST. GEORGE, UTAH

PRELIMINARY PLAT

PROJECT NUMBER 11303
PRINT DATE 2022-10-06
PROJECT MANAGER P. HARRIS
DESIGNED BY S. LEWIS



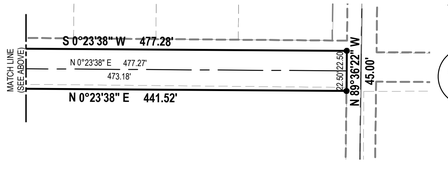
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	192.50'	8.04'	2°23'36"	S0°51'13"E	8.04'
C2	192.50'	38.89'	11°34'28"	S7°50'14"E	38.82'
C3	147.50'	35.74'	13°52'58"	N6°40'59"W	35.65'
C4	192.50'	46.93'	13°58'04"	S6°38'27"E	46.81'
C5	2000.00'	38.87'	1°06'48"	S0°48'54"W	38.87'
C6	150.00'	138.62'	52°56'56"	S26°12'58"E	133.74'
C7	150.00'	102.56'	39°10'31"	S19°19'46"E	100.57'
C8	150.00'	36.06'	13°46'25"	S45°48'14"E	35.97'
C9	100.00'	8.05'	4°36'43"	S35°00'12"W	8.05'
C10	100.00'	56.62'	32°26'21"	S16°28'40"W	55.86'
C11	100.00'	21.94'	12°34'13"	S31°01'27"W	21.90'
C12	100.00'	42.73'	24°28'50"	S12°29'55"W	42.40'
C13	150.00'	96.63'	36°54'31"	S71°08'42"E	94.96'
C14	150.00'	37.42'	14°17'34"	S59°50'14"E	37.32'
C15	150.00'	59.21'	22°36'57"	S78°17'29"E	58.82'
C16	150.00'	111.83'	42°42'56"	N69°02'35"E	109.26'
C17	150.00'	75.16'	28°42'31"	N76°02'47"E	74.38'
C18	150.00'	36.67'	14°00'25"	N54°41'19"E	36.58'
C19	100.00'	3.89'	2°13'35"	N41°12'06"W	3.89'
C20	100.00'	69.89'	40°02'47"	N20°03'55"W	68.48'
C21	100.00'	10.74'	6°09'10"	N39°14'18"W	10.73'
C22	100.00'	63.04'	36°07'11"	N18°06'07"W	62.00'
C23	150.00'	123.79'	47°17'04"	N24°02'35"E	120.31'
C24	150.00'	36.35'	13°52'59"	N40°44'37"E	36.26'
C25	150.00'	87.44'	33°24'05"	N17°06'05"E	86.21'
C26	150.00'	121.80'	46°31'25"	N22°51'40"W	118.48'
C27	150.00'	113.82'	43°28'35"	N67°51'40"W	111.11'
C28	150.00'	89.62'	34°13'50"	N16°42'53"W	88.29'
C29	150.00'	32.18'	12°17'35"	N39°58'35"W	32.12'
C30	150.00'	33.72'	12°52'52"	N52°33'48"W	33.65'
C31	150.00'	73.76'	28°10'24"	N73°05'26"W	73.02'
C32	150.00'	6.34'	2°25'19"	N88°23'18"W	6.34'
C33	100.00'	9.11'	5°13'14"	N41°16'01"E	9.11'
C34	100.00'	67.02'	38°23'54"	N19°27'27"E	65.77'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C35	100.00'	21.70'	12°25'51"	N37°39'42"E	21.65'
C36	100.00'	54.43'	31°11'17"	N15°51'08"E	53.76'
C37	150.00'	107.07'	40°53'54"	S69°57'06"W	104.81'
C38	150.00'	128.92'	49°14'39"	S24°52'49"W	124.99'
C39	150.00'	70.30'	26°51'15"	S76°56'32"W	69.66'
C40	150.00'	36.69'	14°00'46"	S56°30'32"W	36.59'
C41	150.00'	33.59'	12°49'52"	S43°05'13"W	33.52'
C42	150.00'	95.33'	36°24'47"	S18°27'53"W	93.73'
C43	100.00'	12.45'	7°07'59"	S36°55'52"E	12.44'
C44	100.00'	58.68'	33°37'22"	S16°33'11"E	57.84'
C45	100.00'	39.54'	22°39'16"	S11°04'08"E	39.28'
C46	100.00'	31.59'	18°06'05"	S31°26'49"E	31.46'
C47	175.00'	111.20'	36°24'28"	S18°27'44"W	109.34'
C48	22.50'	27.50'	70°01'51"	N13°39'03"E	25.82'
C49	122.50'	71.89'	33°37'22"	S16°33'11"E	70.86'
C50	19.50'	13.43'	39°26'55"	N19°27'58"W	13.16'
C51	45.50'	69.11'	87°01'43"	S4°19'26"W	62.66'
C52	19.50'	31.01'	91°06'48"	N45°48'54"E	27.84'
C53	2031.50'	39.48'	1°06'48"	S0°48'54"W	39.48'
C54	22.50'	7.65'	19°28'17"	N8°21'50"W	7.61'
C55	22.50'	7.65'	19°28'16"	S11°06'26"W	7.61'
C56	1968.50'	38.26'	1°06'48"	S0°48'54"W	38.25'
C57	19.50'	30.25'	88°53'16"	S44°11'06"E	27.31'
C58	19.50'	30.96'	90°58'16"	S45°53'10"W	27.81'
C59	19.50'	30.65'	90°03'27"	N44°37'41"W	27.59'
C60	19.50'	30.61'	89°56'33"	S45°22'19"W	27.56'
C61	175.00'	102.02'	33°24'05"	N17°06'05"E	100.58'
C62	22.50'	22.34'	56°53'12"	S5°21'32"W	21.43'
C63	22.50'	6.68'	17°00'15"	S31°35'11"E	6.65'
C64	125.00'	87.37'	40°02'47"	N20°03'55"W	85.60'
C65	19.50'	30.63'	90°00'00"	S45°02'32"W	27.58'
C66	19.50'	30.63'	90°00'00"	N44°57'28"E	27.58'
C67	19.50'	31.01'	91°06'48"	S45°48'54"W	27.84'
C68	19.50'	30.30'	89°01'44"	N44°06'50"W	27.34'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C69	19.50'	30.61'	89°56'33"	N45°22'19"E	27.56'
C70	19.50'	30.65'	90°03'27"	S44°37'41"E	27.59'
C71	175.00'	104.55'	34°13'50"	N16°42'53"W	103.00'
C72	19.50'	24.67'	72°29'12"	S2°24'48"W	23.06'
C73	122.50'	82.10'	38°23'54"	N19°27'27"E	80.57'
C74	19.50'	30.25'	88°53'12"	N44°11'06"W	27.31'
C75	77.50'	42.19'	31°11'17"	N15°51'08"E	41.67'
C76	19.50'	30.48'	89°32'59"	N76°13'16"E	27.47'
C77	175.00'	86.05'	28°10'24"	N73°05'26"W	85.19'
C78	19.50'	29.76'	87°26'08"	S43°27'34"E	26.95'
C79	19.50'	31.01'	91°06'48"	S45°48'54"W	27.84'
C80	19.50'	30.25'	88°53'12"	N44°11'06"W	27.31'
C81	22.50'	35.38'	90°05'23"	N45°18'11"E	31.84'
C82	175.00'	82.05'	26°51'46"	S76°55'00"W	81.30'
C83	22.50'	36.96'	94°07'07"	S69°27'20"E	32.94'
C84	77.50'	30.64'	22°39'16"	S11°04'08"E	30.44'
C85	19.50'	31.01'	91°06'48"	S45°48'54"W	27.84'
C86	125.00'	196.35'	90°00'00"	N44°35'57"W	176.78'
C87	125.00'	196.35'	90°00'00"	N45°24'03"E	176.78'
C88	125.00'	196.04'	89°51'27"	S44°40'14"E	176.56'
C89	125.00'	196.66'	90°08'33"	S45°19'46"W	177.00'
C90	22.50'	34.67'	88°16'39"	S68°52'40"W	31.34'
C91	175.00'	69.08'	22°36'57"	S78°17'29"E	68.63'
C92	175.00'	87.69'	28°42'31"	N76°02'47"E	86.77'
C93	22.50'	32.26'	82°08'46"	N77°14'06"W	29.57'
C94	75.00'	47.28'	36°07'11"	N18°06'07"W	46.50'
C95	22.50'	35.52'	90°26'34"	N45°10'45"E	31.94'
C96	22.50'	35.29'	89°51'27"	S44°40'14"E	31.78'
C97	75.00'	32.05'	24°28'50"	S12°29'55"W	31.80'
C98	22.50'	35.34'	90°00'00"	S44°57'28"W	31.82'
C99	19.50'	30.63'	90°00'00"	N45°02'32"W	27.58'
C100	19.50'	30.89'	90°46'32"	N45°20'44"E	27.76'
C101	22.50'	35.04'	89°13'28"	S44°39'16"E	31.60'
C102	22.50'	35.17'	89°33'26"	N44°49'15"W	31.70'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C104	65.00'	101.72'	89°39'40"	N44°26'11"W	91.65'
C105	22.50'	35.65'	90°46'32"	N45°20'44"E	32.03'
C106	110.90'	104.82'	54°09'17"	N62°11'22"W	100.96'
C107	19.50'	30.37'	89°13'28"	S44°39'16"E	27.39'
C108	19.50'	30.60'	89°54'54"	N44°41'57"W	27.56'
C109	175.00'	119.65'	39°10'31"	S19°19'46"E	117.34'
C110	22.50'	28.12'	71°36'52"	N3°06'35"W	26.33'
C111	125.00'	70.77'	32°26'21"	S16°28'40"W	69.83'
C112	22.50'	35.40'	90°08'33"	N45°19'46"E	31.86'
C113	22.50'	35.29'	89°51'27"	S44°40'14"E	31.78'
C114	170.00'	41.19'	13°52'58"	N6°40'59"W	41.09'
C115	170.00'	41.44'	13°58'04"	S6°38'27"E	41.34'
C116	19.50'	30.63'	90°00'00"	S45°20'35"W	27.58'
C117	19.50'	29.82'	87°36'24"	N45°51'13"W	27.00'
C118	215.00'	43.43'	11°34'28"	S7°50'14"E	43.36'
C119	125.00'	30.29'	13°52'58"	N6°40'59"W	30.21'
C120	22.50'	35.40'	90°08'33"	N45°19'46"E	31.86'
C121	22.50'	35.29'	89°51'27"	S44°40'14"E	31.78'
C122	19.50'	30.66'	90°05'06"	S45°18'03"W	27.60'
C123	22.50'	12.40'	31°35'11"	S36°38'10"W	12.25'
C124	19.50'	30.63'	90°00'00"	N44°44'30"W	27.58'
C125	19.50'	30.68'	90°08'33"	S45°19'46"W	27.61'
C126	25.00'	8.83'	20°14'46"	S79°37'07"E	8.79'
C127	19.50'	30.63'	90°00'00"	N45°15'30"E	27.58'
C128	19.50'	30.66'	90°05'06"	N45°18'03"E	27.60'
C129	19.50'	30.63'	90°00'00"	N45°20'35"E	27.58'
C130	19.50'	30.60'	89°54'54"	S44°41'57"E	27.56'
C131	45.50'	34.57'	43°32'01"	S69°36'18"W	33.75'
C133	22.50'	12.40'	31°35'13"	N33°53'35"W	12.25'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N40°29'51"W	24.56'
L2	S89°35'57"E	47.44'
L3	S89°35'57"E	36.17'
L4	N43°52'38"E	27.12'
L5	N42°18'53"W	36.00'
L6	N37°18'33"E	29.96'
L7	N0°20'35"E	32.21'



LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
- BOUNDARY LINE
- CENTER LINE
- EASEMENTS
- SECTION LINE
- PHASE LINE

ENSIGN ENG. LAND SURV.

NORTH

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160

(IN FEET)

HORZ: 1 inch = 80 ft.

ENSIGN
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TOOELE
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CEDAR CITY
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RICHFIELD
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FOR:
CITY CREEK RESERVE, INC.
51 SOUTH MAIN STREET, STE 301
SALT LAKE CITY, UTAH 84111

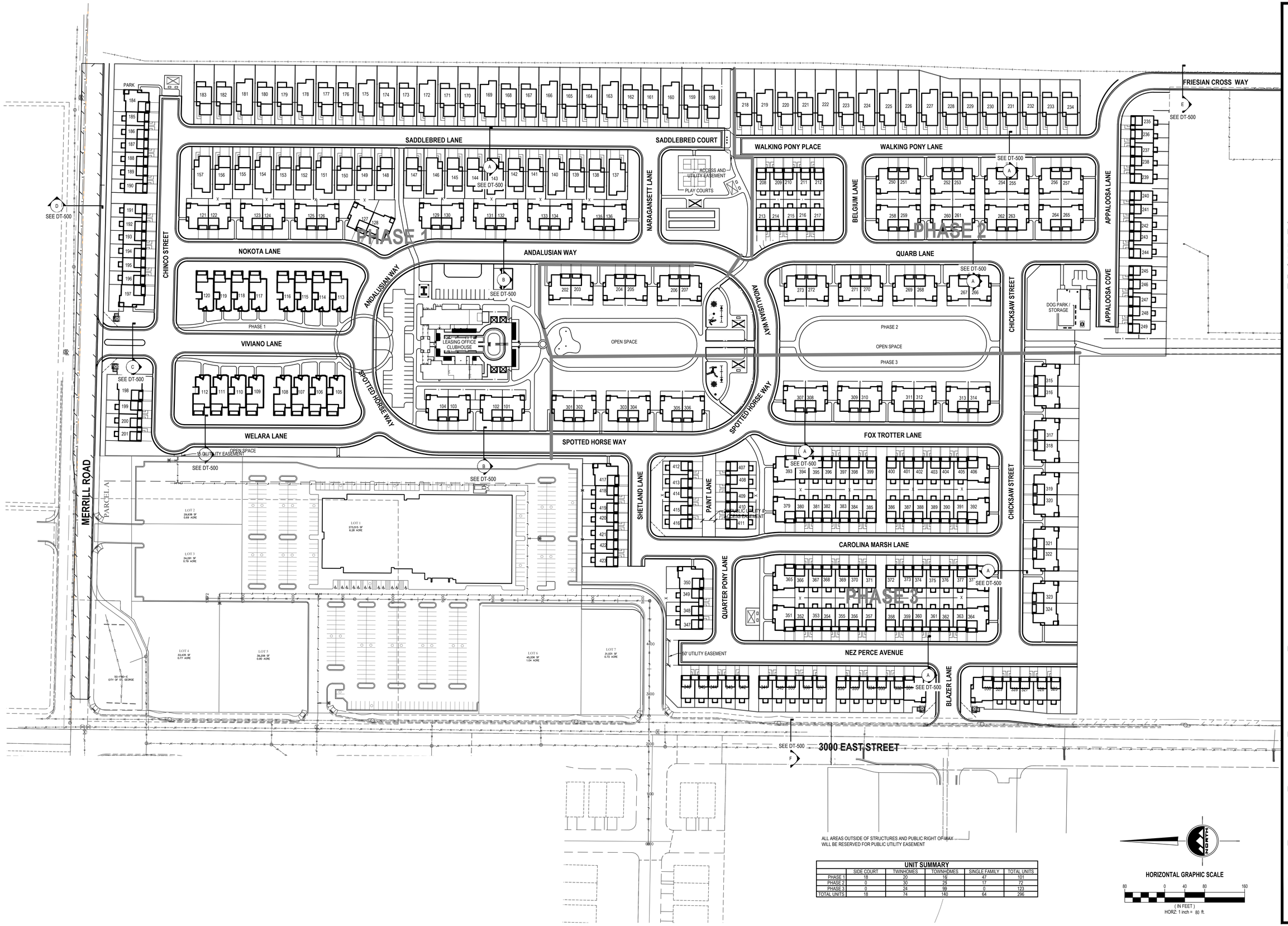
CONTACT:
BENSON WHITNEY
PHONE: 801-643-4459

VIVIANO AT RED CLIFFS
PRELIMINARY PLAT

3200 EAST MERRIL ROAD
ST. GEORGE, UTAH

PRELIMINARY PLAT

PROJECT NUMBER 11303
PRINT DATE 2022-10-06
PROJECT MANAGER P. HARRIS
DESIGNED BY S. LEWIS



UNIT SUMMARY

	SIDE COURT	TWINHOMES	TOWNHOMES	SINGLE FAMILY	TOTAL UNITS
PHASE 1	18	20	16	47	101
PHASE 2	0	30	29	17	72
PHASE 3	0	24	99	0	123
TOTAL UNITS	18	74	140	64	296

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FOR:
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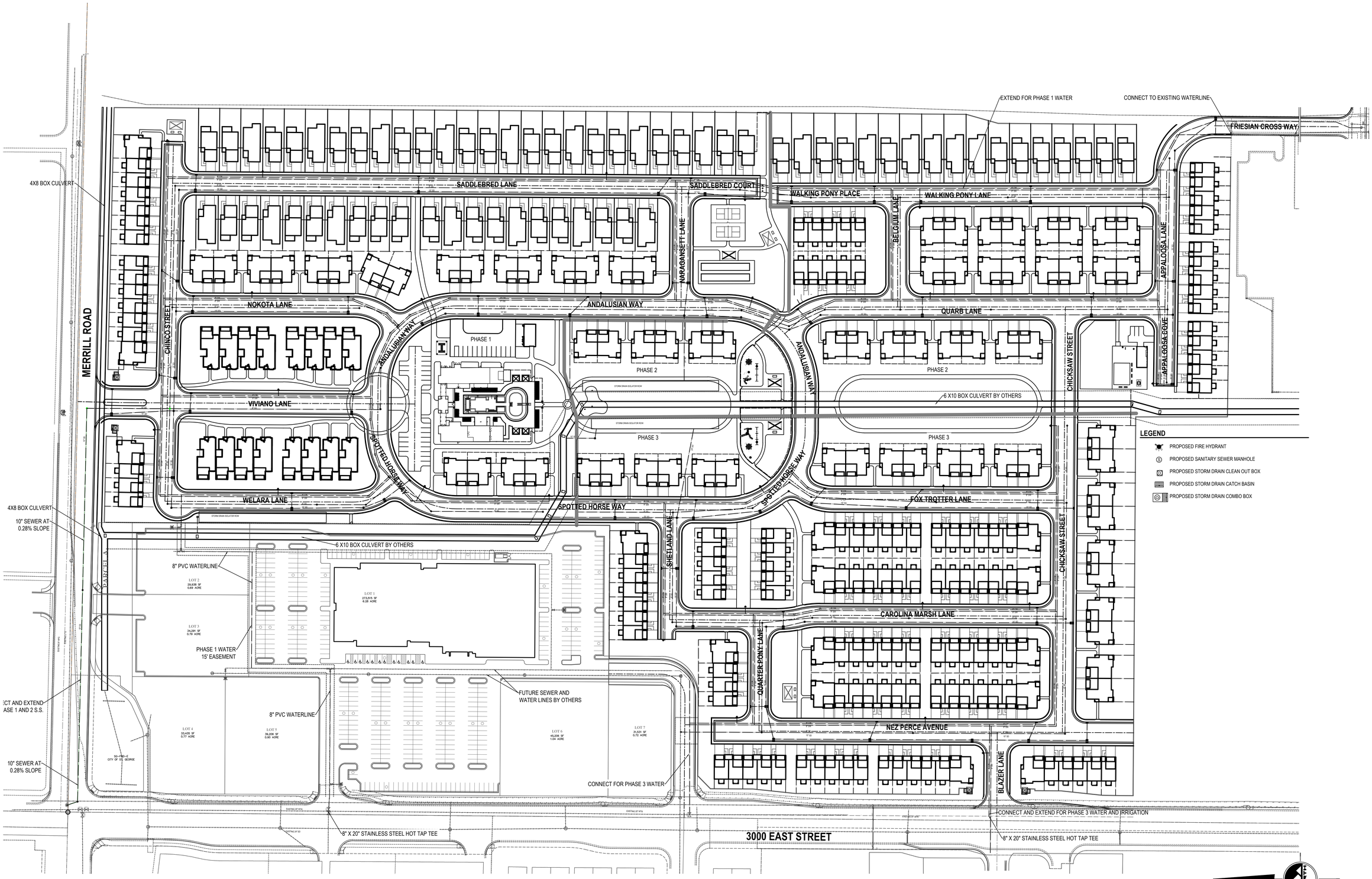
SALT LAKE CITY, UT 84151-1196
CONTACT:
DAVID LEE HICKS
PHONE: 385.499.3962

VIVIANO AT RED CLIFFS
PRELIMINARY PLAT SUBMITTAL SET
3000 EAST AND MERRILL ROAD
ST GEORGE, UTAH

SITE PLAN

PROJECT NUMBER 11303
PRINT DATE 12/13/22
DRAWN BY
CHECKED BY
PROJECT MANAGER DAJ

C-100



LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN CLEAN OUT BOX
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN COMBO BOX

UNIT SUMMARY

	SIDE COURT	TWINHOMES	TOWNHOMES	SINGLE FAMILY	TOTAL UNITS
PHASE 1	18	20	16	47	101
PHASE 2	0	30	25	17	72
PHASE 3	0	24	99	0	123
TOTAL UNITS	18	74	140	64	296

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
HORZ: 1 inch = 80 ft.

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VIVIANO AT RED CLIFFS
PRELIMINARY PLAT SUBMITTAL SET
3000 EAST AND MERRILL ROAD
ST GEORGE, UTAH

PRELIMINARY UTILITY PLAN

PROJECT NUMBER 11303
PRINT DATE 12/13/22
DRAWN BY
CHECKED BY
PROJECT MANAGER DAJ

C-200

MERRILL ROAD

3000 EAST STREET

LEGEND

- PROPOSED STORM DRAIN CLEAN OUT BOX
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN COMBO BOX
- SD — PROPOSED STORM DRAIN LINE

AREA FALLS WITHING ZONE X
AREA OF MINIMAL FLOOD HAZARD
PER THE NATIONAL FLOOD HAZARD
LAYER FIRMette

NORTH

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
HORZ: 1 inch = 80 ft.

ENSIGN
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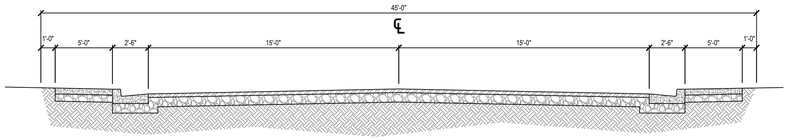
VIVIANO AT RED CLIFFS
PRELIMINARY PLAT SUBMITTAL SET
3000 EAST AND MERRILL ROAD
ST GEORGE, UTAH

PRELIMINARY GRADING & DRAINAGE PLAN

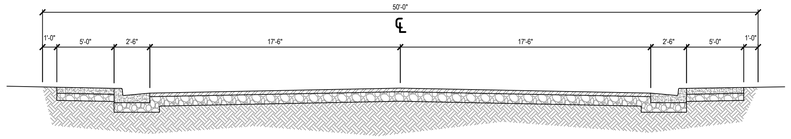
PROJECT NUMBER 11303
PRINT DATE 12/13/22
DRAWN BY
CHECKED BY
PROJECT MANAGER DAJ

C-300



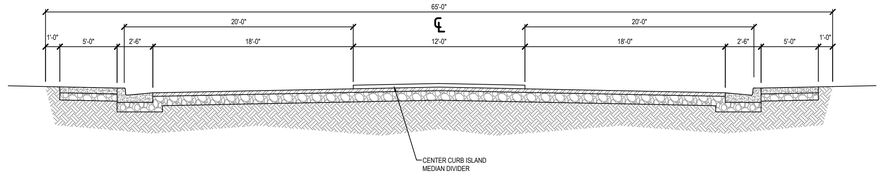
A ROAD CROSS SECTION

SCALE: NONE



B ROAD CROSS SECTION

SCALE: NONE



C ROAD CROSS SECTION

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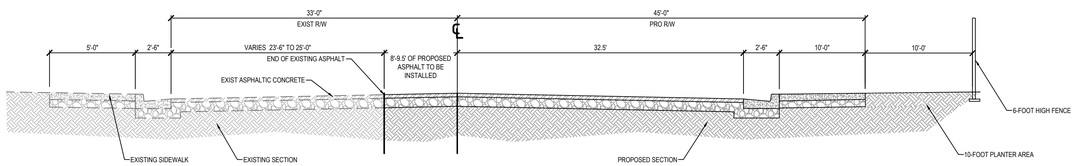
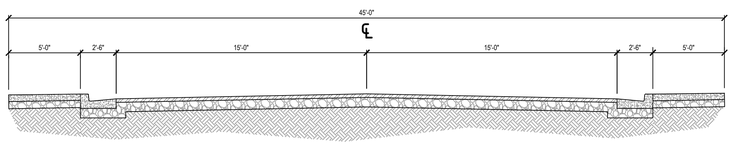


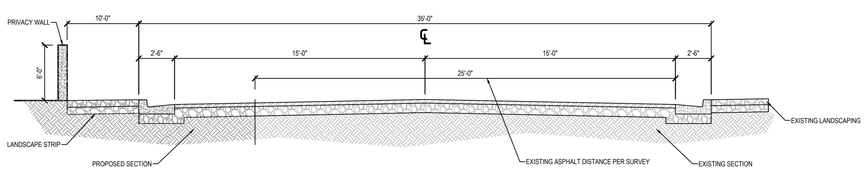
D MERRIL ROAD PUBLIC R/W CROSS SECTION

SCALE: NONE



E ROAD CROSS SECTION

SCALE: NONE



F ROAD CROSS SECTION

SCALE: NONE

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VIVIANO AT RED CLIFFS
PRELIMINARY PLAT SUBMITTAL SET
3000 EAST AND MERRILL ROAD
ST GEORGE, UTAH

CROSS SECTION DETAILS

PROJECT NUMBER 11303
PRINT DATE 12/13/22
DRAWN BY
CHECKED BY
PROJECT MANAGER DAJ

DT-500

Agenda Date: 01/05/2023 **Agenda Item Number:** 17

Subject:

Consider approval of an ordinance amending the City zoning map by amending the existing Snow Canyon Commercial Center PD-C (Planned Development Commercial) zone to allow development of a 3,500 sq. ft. retail building, including review of the site plan, layout, access, parking, elevations, colors and materials on approximately 0.75 acres located at the southwest corner of Snow Canyon Parkway and 2000 North for a project to be known as Snow Canyon Commercial Center Pad A. Case No. 2022-ZCA-042

Item at-a-glance:

Staff Contact: Dan Boles

Applicant Name: Snow Canyon Commercial Center, LLC

Reference Number: 2022-ZCA-042

Address/Location:

Generally located on the southwest corner of Snow Canyon Pkwy and 2000 North

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

In December of 2018, the property was rezoned to PD-C (Planned Development Commercial) and a use list was approved for the development. At that time, no specific plans were reviewed and approved. In March of 2021, the site was revised to allow a grocery store on the site. As part of that approval, a pad site was shown on the plans with the intent to come back in the future for approval of that building. At their meeting held on November 15, 2022, the Planning Commission held a public hearing and recommended approval with a vote of 7-0.

Staff Narrative (need/purpose):

This is a request for an amendment to the Snow Canyon Commercial Center Planned Development (PD) in order to allow a 3,500 sq. ft. pad building adjacent to Snow Canyon Parkway.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

On November 15, 2022, Planning Commission held a public hearing as part of the request for the PD amendment. There were two individuals who made comment, mostly regarding the ongoing construction on the Digby's site and not on the request at hand. The Planning Commission voted 7-0 to recommend approval of the application with the following conditions:1.That a cross parking agreement is created between Pad A and Digbys site.2.That if any light poles are to be used on this site that they are limited to 20 in height as they were on the Digbys site.3.That the landscaping adjacent to Snow Canyon Parkway matches the species and amount of Snow Canyon Parkway.

St.George
Community Development

Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: 11/15/2022
CITY COUNCIL AGENDA REPORT: 12/1/2022

ZONE CHANGE AMENDMENT
Snow Canyon Commercial Center Pad A
Case No. 2022-ZCA-042

Request: This is a request for an amendment to the Snow Canyon Commercial Center PD (Planned Development) in order to allow a 3,500 sq ft pad building adjacent to Snow Canyon Parkway.

Background: In December of 2018, the property was rezoned to PD-C (Planned Development Commercial) and a use list was approved for the development. At that time, no specific plans were reviewed and approved. In March of 2021, the site was revised to allow a grocery store on the site. As part of that approval, a pad site was shown on the plans with the intent to come back in the future for approval of that building.

Current Project: This PD amendment is requested to approve conceptual layout of the pad site. Digby's site is approved.

Project Name: Snow Canyon Commercial Center Pad A

Location: The property is located on the south-west corner of Snow Canyon Pkwy and 2000 North.

Acreage: Approximately 0.75 acres

Applicant/ Representative: Snow Canyon Commercial Center, LLC, Chase Jensen & Neil Walter

Current Zone: PD-C (Planned Development Commercial)

General Plan: COM (Commercial).

Adjacent Zones: North – PD-C (Planned Development Commercial), West – PD-C, South – PD-C, C-2 (Commercial), East – PD-R (Planned Development, Residential).

Ordinance: This project is submitted for review in compliance with Section 10-8D-6 "Planned Development - Commercial Standards."

Site Plan: The proposed conceptual site plan shows a single, 3,500 sq ft building on the western edge of Digby's site. The site also depicts parking. There are approximately nine stalls that, through the two-lot subdivision (also proposed at this meeting) will be on the Pad A site. The city will need to require that a shared parking agreement is in place prior to issuance of a building permit or final site plan approval.

Building: The proposed building is a single story and 3,500 square feet total. The applicant has provided color elevations and materials. The primary materials are brick and split face CMU. A cement-fiber siding (Hardie Board) will be used for accents along the side facing Snow Canyon Parkway. The materials will tie into the Digby's building.

Height: The proposed building is approximately 26 feet in height. For reference, under the zoning code, a single-family home may be up to 40 feet tall.

Parking: At 40,438 sq ft, Digby's grocery store is required to have 162 parking stalls. At 3,500 sq ft, Pad A is required to have 14-24 stalls depending on the uses (Restaurant requires more parking than retail). All combined, there is a total of 181 stalls. This means that not all four of the spaces will be able to accommodate a restaurant use unless there is no seating area. Staff will monitor the square footage as business licenses are requested.

Landscaping: City code requires 15' average along the public street, as well as 5% of the parking lot. In addition, the zoning ordinance requires a 10' landscape buffer and block wall along residential property lines. It appears that the site will be able to accommodate these requirements. The block wall has been shown on Digby's site plan and will be installed with that construction.

Uses: The use list was approved with the original application in 2018. No changes are proposed.

Staff Comments: Staff recommends approval of the application with consideration of the following comments:

1. Roadway(s) - The developer will be responsible for installing roadway improvements as necessary along 2000 North and Snow Canyon Parkway. This will be done in conjunction with Digby's project.

2. Design – Conceptual building elevations, colors, and materials have been provided for review and discussion.

3. SPR – Future SPR (Site Plan Review) applications and plans shall be submitted and approved by staff (*the SPR is the civil engineering plan set*).

4. Building Height – The applicant requests a building height of approximately 26 feet. This is compliant with city code which allows 50' in the PD-C zone.

5. Lighting – A photometric plan was reviewed and approved as part of the Digby's site plan approval process. Staff recommend that the same restrictions on light fixtures such as 20' maximum height be placed on this project.

6. Landscaping - With the submittal of a SPR application, a landscape and irrigation plan will be required. A conceptual landscape plan has been submitted for initial review and attached to this staff report.

7. Buildings – Renderings of the building for the pad building have been submitted and attached to this staff report.

Department Comments:

Sewer/Water

1. No comments were received from sewer or water.

Power

1. No comments

Engineering

1. No comments were received by Engineering.

Parks

1. Protect in place the existing 4" irrigation mainline that runs along the west side of the site. This main line is connected to Firehouse Park.

Fire

1. No comments on this application.

PC Recommendation:

Planning Commission held a public hearing on November 15, 2022 and recommends approval of this Zone Change Amendment with the following conditions:

1. That a cross parking agreement is created between Pad A and Digby's site.
2. That if any light poles are to be used on this site that they are limited to 20' in height as they were on the Digby's site.
3. That the vegetation along Snow Canyon Parkway matches the species and amount of Snow Canyon Parkway.

Alternatives:

1. Approve as presented.
2. Approve with conditions.
3. Deny application.
4. Continue the proposed amendment.

Possible Motion:

"I move that we approve the amendment for the Snow Canyon Commercial Center Pad A as presented, case no. 2022-ZCA-042, based on the findings and subject to the conditions listed in the staff report."

Findings for Approval:

1. The proposed amendment meets the requirements of the original zone change as approved by the City Council.
2. There will be adequate parking on site to facilitate the development.

St.George
THE BRIGHTER SIDE

Daniel Boles <daniel.boles@sgcity.org>

Proposed zone change to Snow Canyon Commercial Center

Beth McMillan [redacted] Tue, Nov 8, 2022 at 1:30 PM
To: "daniel.boles@sgcity.org" <daniel.boles@sgcity.org>

Dear Mr. Boles:

I have some questions regarding the proposed zone change to the Snow Canyon Commercial Center. We were informed that this area was already zoned for retail usage. I am concerned with the ambiguity of rezoning this to retail space. My question is concerning what kind of retail would be housed there.

This area is along a walkway to an elementary school. It would be totally unwise to use this retail space for something like alcohol sales, for example. Is there a reason that it needs to be rezoned retail? Is this simply a follow-up due to having zoned the area for food?

Also, on a more personal note, I am concerned with the construction already going on for the grocery store. My home backs onto the residential fence being used for property line. I am very unhappy with that decision. The property has already been raised quite a bit higher than our supposed 6 foot required fencing allows. To overcome this, the builders have sloped the ground from the built-up level toward our fencing. This creates a drainage problem. Cinder block fences are porous. Already, water flows through the fencing when there is any water accumulation. To have the run-off from a parking lot toward our homes is ridiculous.

I am very concerned about the building taking place. What about lighting at night? What about noise with deliveries? I fear for trash thrown over our lower fence from a higher space. None of these issues have been adequately addressed. If it were your back yard, how would you like these issues to be handled? Please take some time to consider the concerns of the people living with this center in their backyards.

Thank you for your time and for your consideration of these concerns.

Beth McMillan

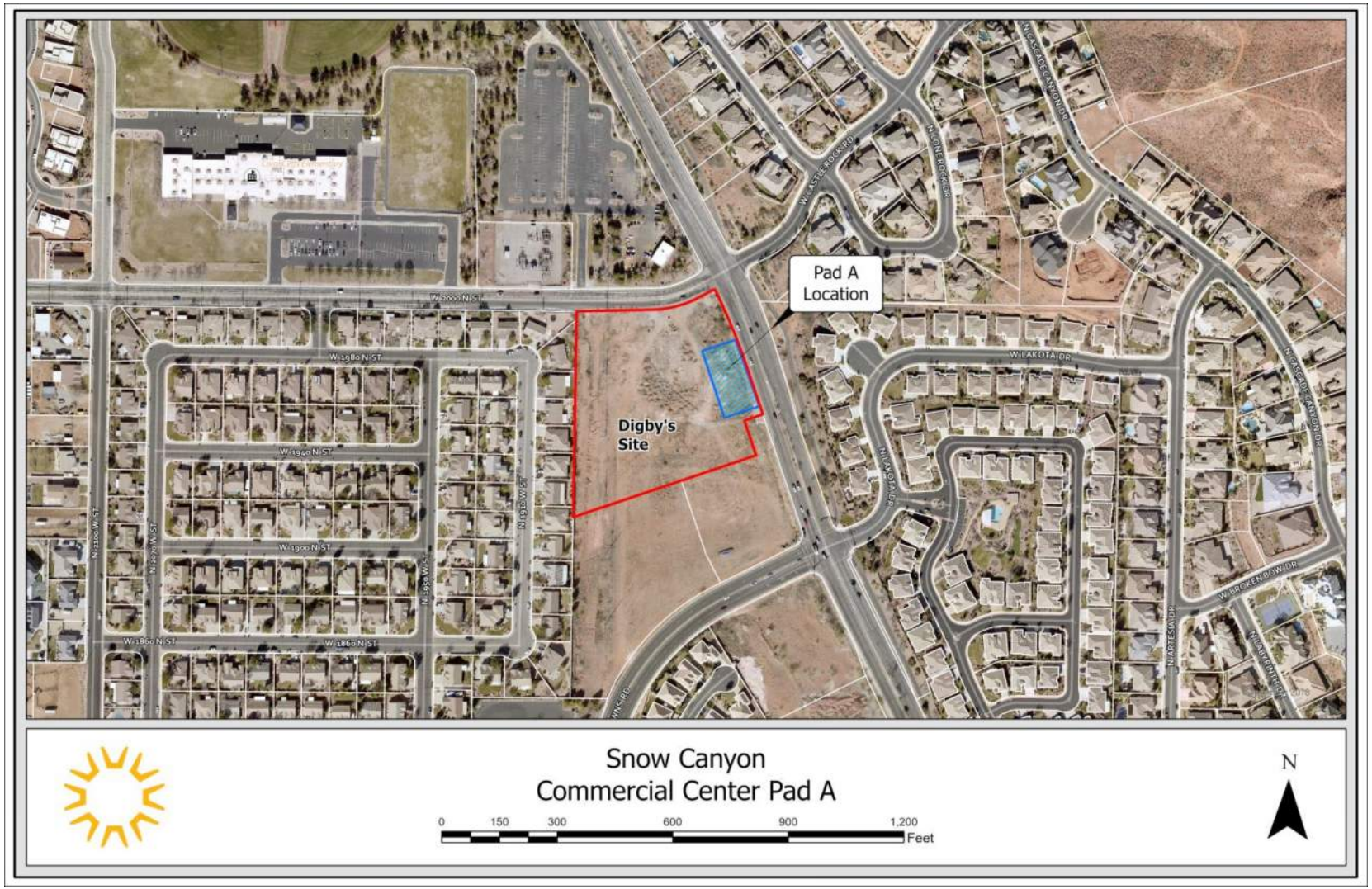
Sent from Mail for Windows

Exhibit A
PowerPoint Presentation

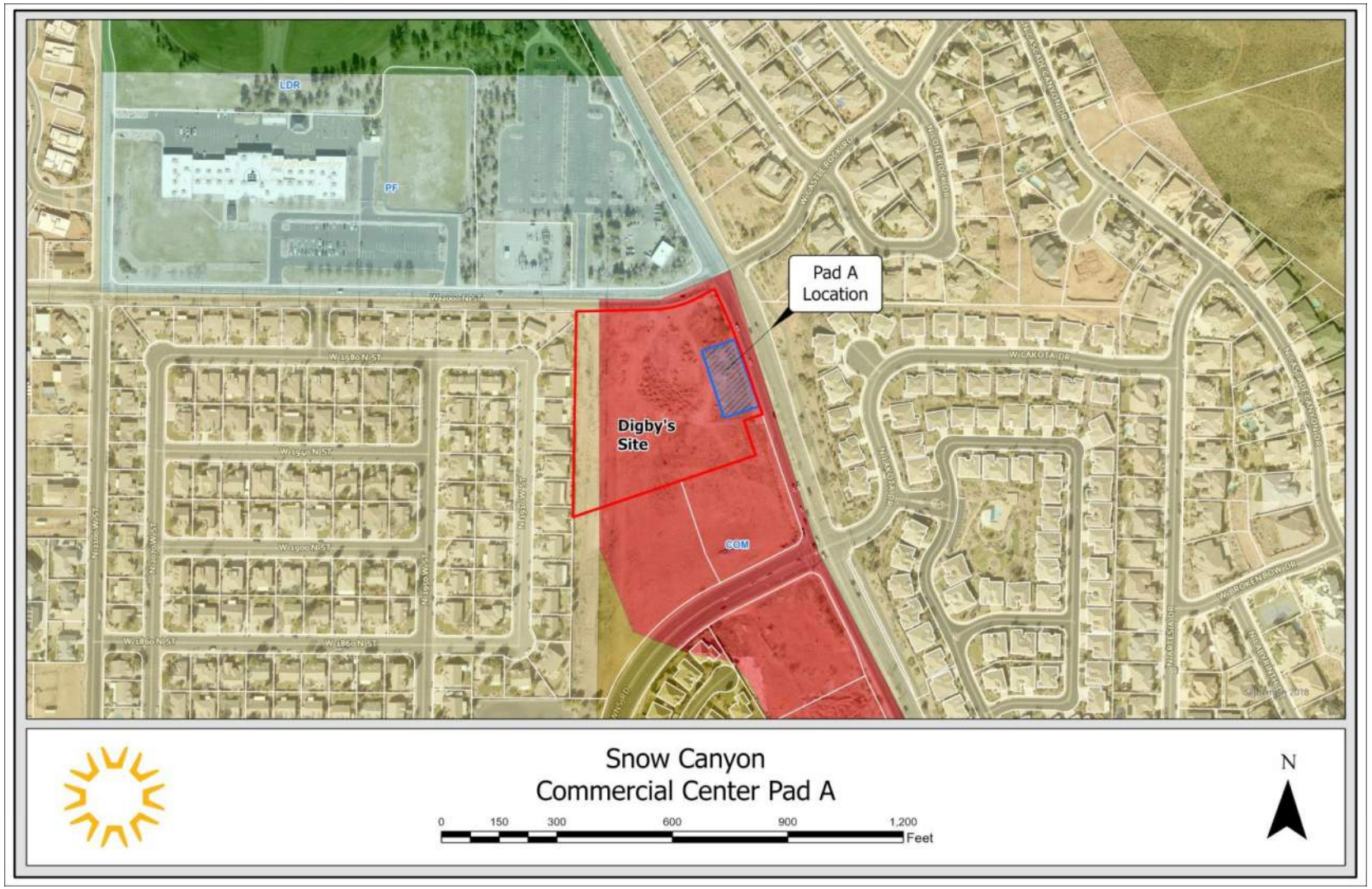
Snow Canyon Commercial Center Pad ‘A’

2022-ZCA-042

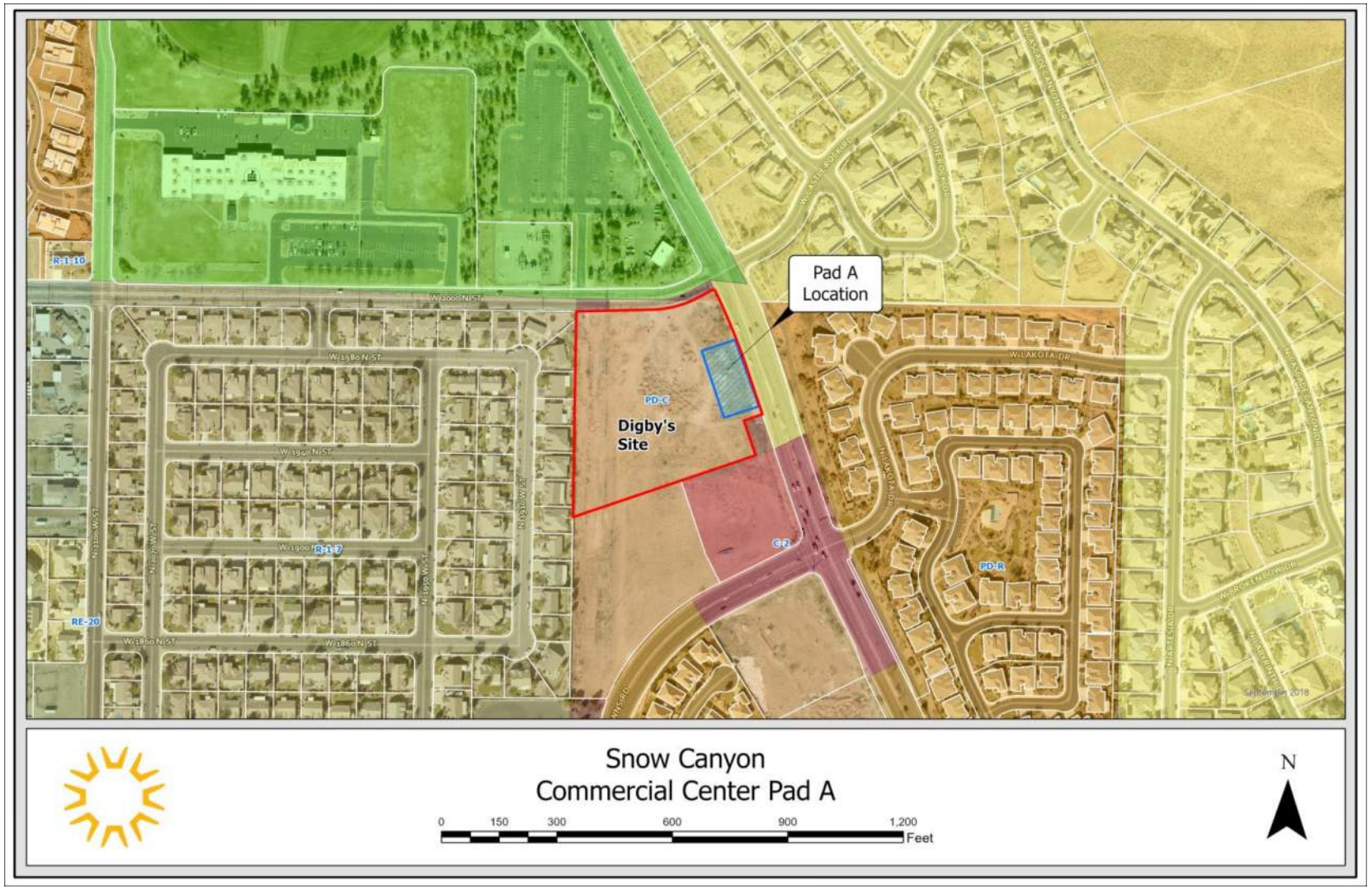
Aerial Map


Pad A
Location
Digby's
Site
W 2000 N ST
W 1980 N ST
W 1960 N ST
W 1900 N ST
W 1860 N ST
W LAKOTA DR
W BROKEN BOW DR
Snow Canyon
Commercial Center Pad A
0
150
300
600
900
1,200
Feet
N

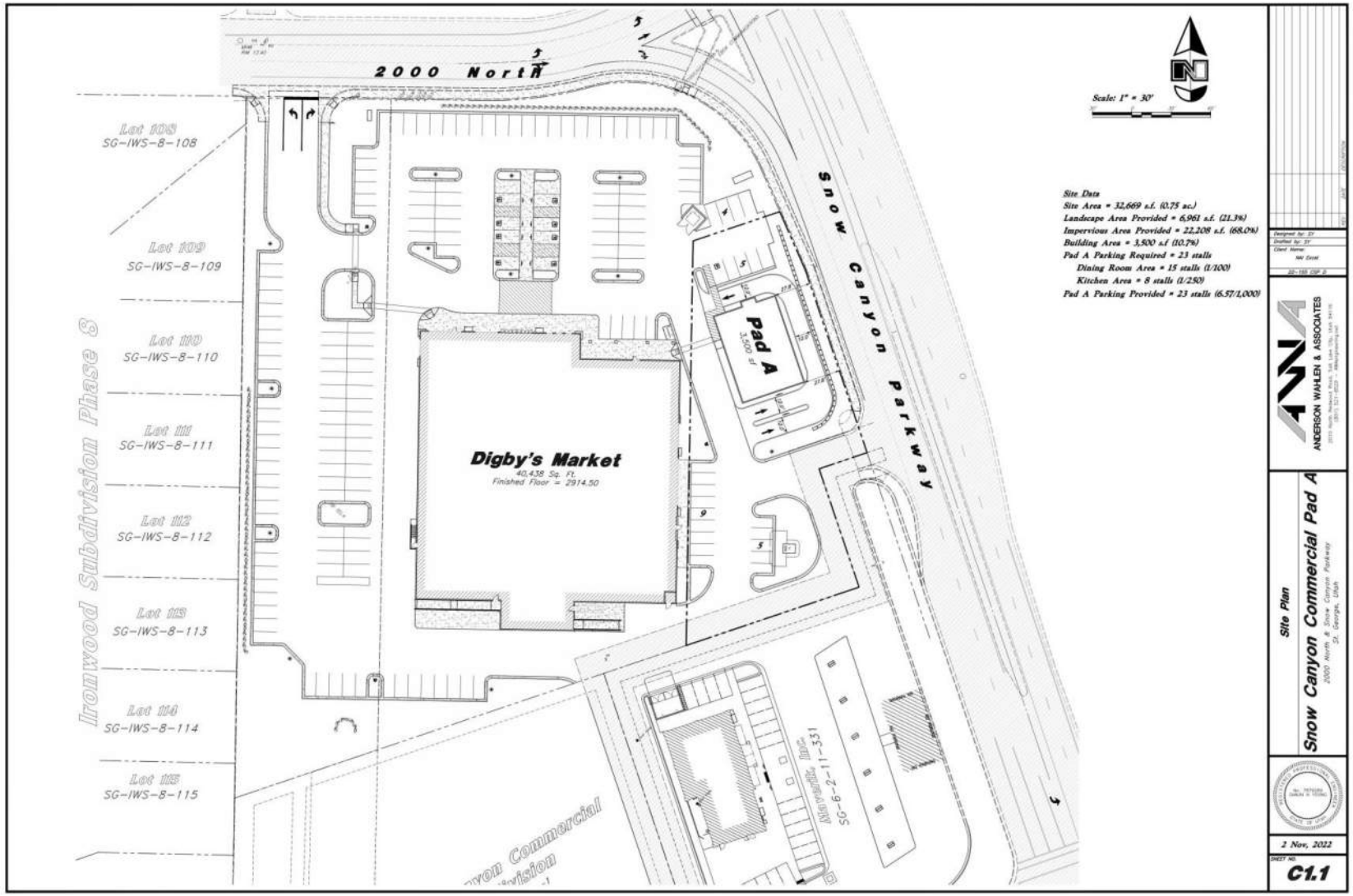
General Plan



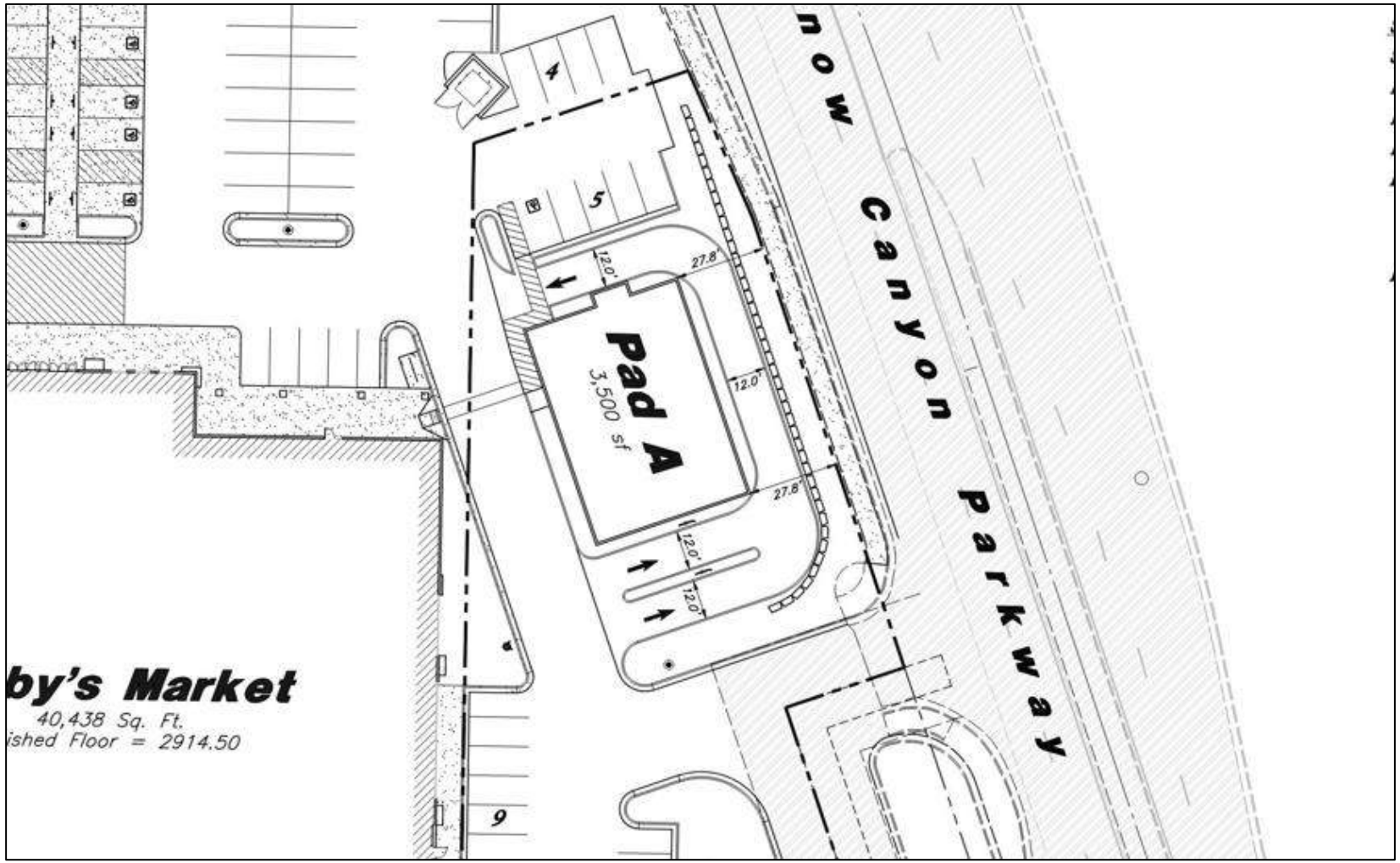
Zoning Map


Pad A
Location
Digby's
Site
PD-C
C-2
PD-R
R-1-10
R-1-7
RE-20
W 2000 N ST
W 1980 N ST
W 1960 N ST
W 1900 N ST
W 1860 N ST
W LAKOTA DR
Snow Canyon
Commercial Center Pad A
0
150
300
600
900
1,200
Feet
N

Digby's site Plan



Pad ‘A’ Site Plan



Conceptual Landscape Plan

Building Elevations

Building Renderings

Materials Board

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE EXISTING PLANNED DEVELOPMENT COMMERCIAL (PD-C) ZONE IN ORDER TO ALLOW DEVELOPMENT OF AN ADDITIONAL RETAIL BUILDING, INCLUDING REVIEW OF THE SITE PLAN, LAYOUT, ACCESS, PARKING, ELEVATIONS, COLORS AND MATERIALS, ON APPROXIMATELY 0.75 ACRES, LOCATED APPROXIMATELY AT SOUTHWEST CORNER OF SNOW CANYON PKWY AND 2000 NORTH.

(Snow Canyon Commercial Center Pad A)

WHEREAS, the property owner has requested an amendment to the Planned Development Commercial (PD-C) zone on approximately 0.75 acres. The site is generally located on the southwest corner of Snow Canyon Parkway and 2000 North; and

WHEREAS, the City Council held a public meeting on this request on December 01, 2022; and

WHEREAS, the Planning Commission conducted a public hearing on November 15, 2022 and recommends approval of the PD amendment request; and

WHEREAS, the City Council has determined that the requested PD amendment is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The City Zoning Map is hereby ordered to be changed to reflect the PD amendment in the PD-C zone to allow development of an office building. This PD amendment includes the review of the site plan layout, vehicular access, parking, landscaping, elevations and renderings, and color and materials on approximately 0.75 acres. The PD location is more specifically described on the attached property legal description, incorporated herein as Exhibit "A." The project must comply with all conditions, requirements, and restrictions as approved by City Council, including, but not limited to, conditions in the staff report adopted by Council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately on the date executed below, and upon posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 5th day of January 2023.

CITY OF ST. GEORGE:

_____
Michele Randall, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

_____
Jami R. Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

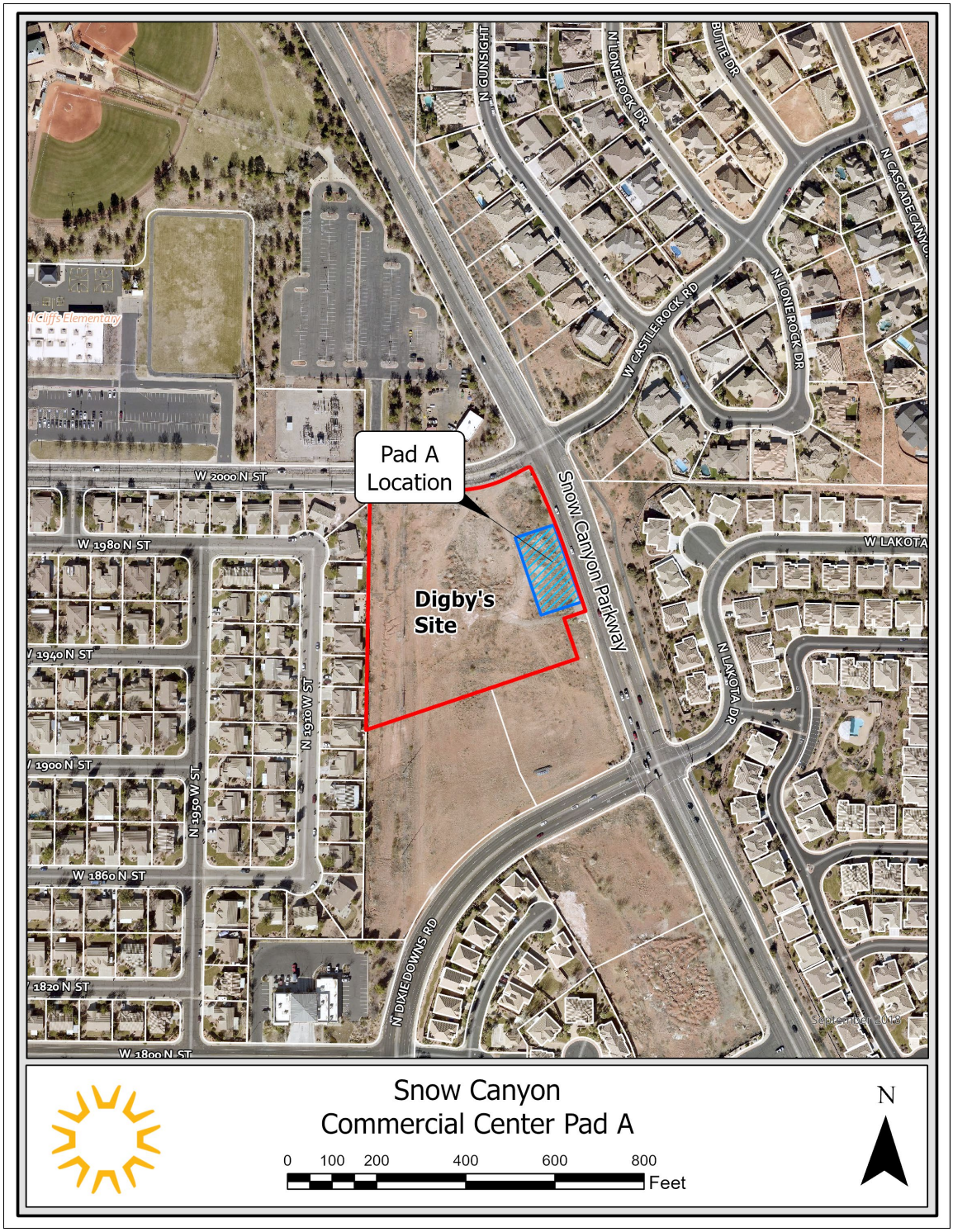
Councilmember Hughes _____
Councilmember McArthur _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____

Exhibit "A"

Snow Canyon Commercial Subdivision
Phase 2 Description – Lot 2

All of future Lot 2 of the forthcoming Snow Canyon Commercial Subdivision Phase 2.

Contains 32,669 sq. ft.
Or 0.750 acres



Agenda Date: 01/05/2023 **Agenda Item Number:** 18

Subject:

Consider approval of the preliminary plat for Snow Canyon Commercial Subdivision Phase 2, a 2-lot commercial subdivision located at approximately 2000 North and Snow Canyon Parkway.

Item at-a-glance:

Staff Contact: Wes Jenkins

Applicant Name: Shaun Young, Anderson Wahlen and Associates

Reference Number: Case No. 2022-PP-043

Address/Location:

Southwesterly corner of 2000 North and Snow Canyon Parkway

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

The current general plan land use designation for this property is Commercial and the current zoning on the property is Planned Development Commercial (PD-C). The preliminary plat meets both the current general plan land use designation and the zoning. At their meeting held on November 15, 2022, the Planning Commission recommended approval with a vote of 7-0.

Staff Narrative (need/purpose):

The purpose of the preliminary plat is to show how the property will be subdivided into 2 commercial lots.

Name of Legal Dept approver: N/A

Budget Impact: No Impact

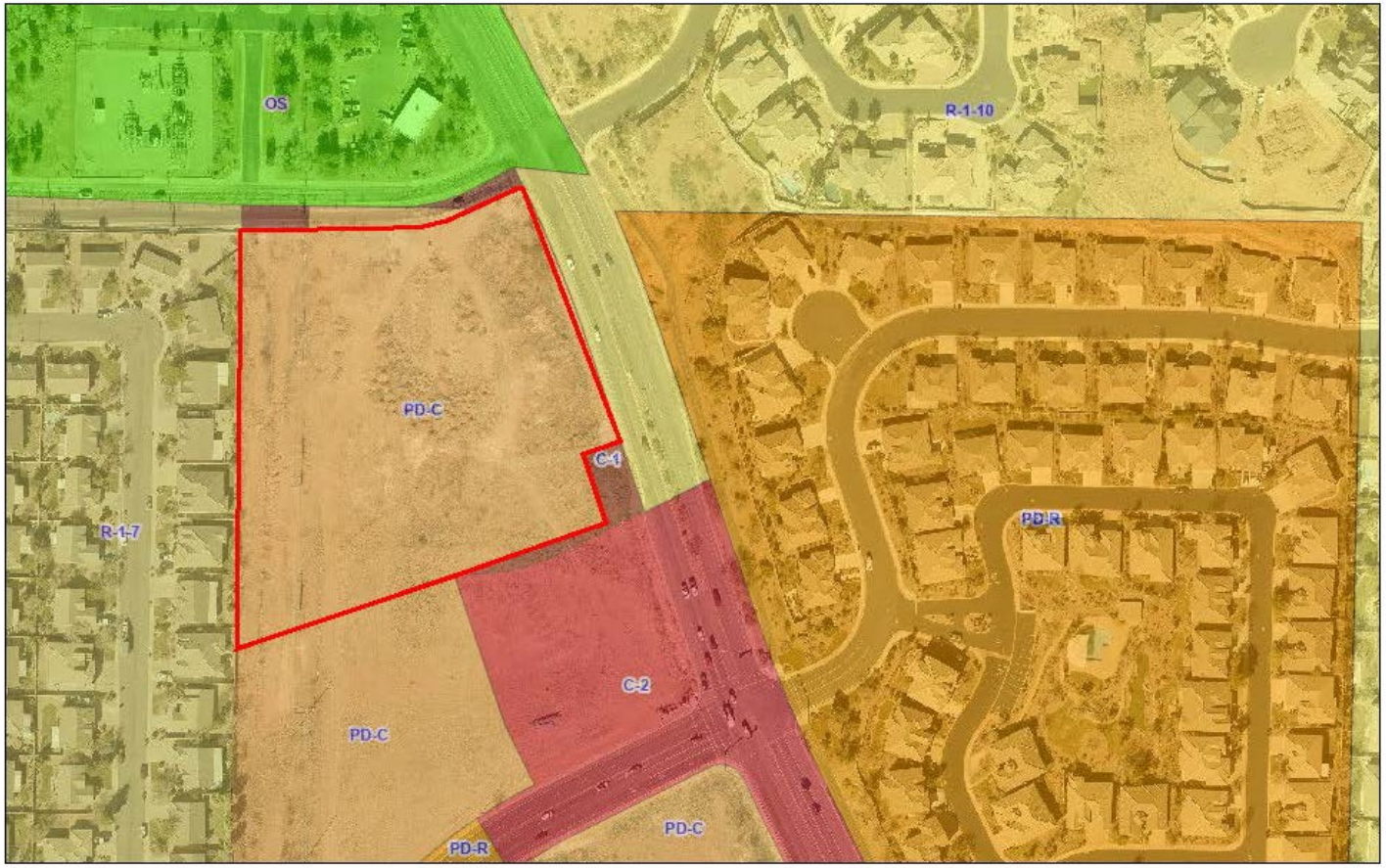
Recommendation (Include any conditions):

The Planning Commission recommends approval with the following condition1. A shared parking and cross access agreement will need to be provided between lot 201 and 202.

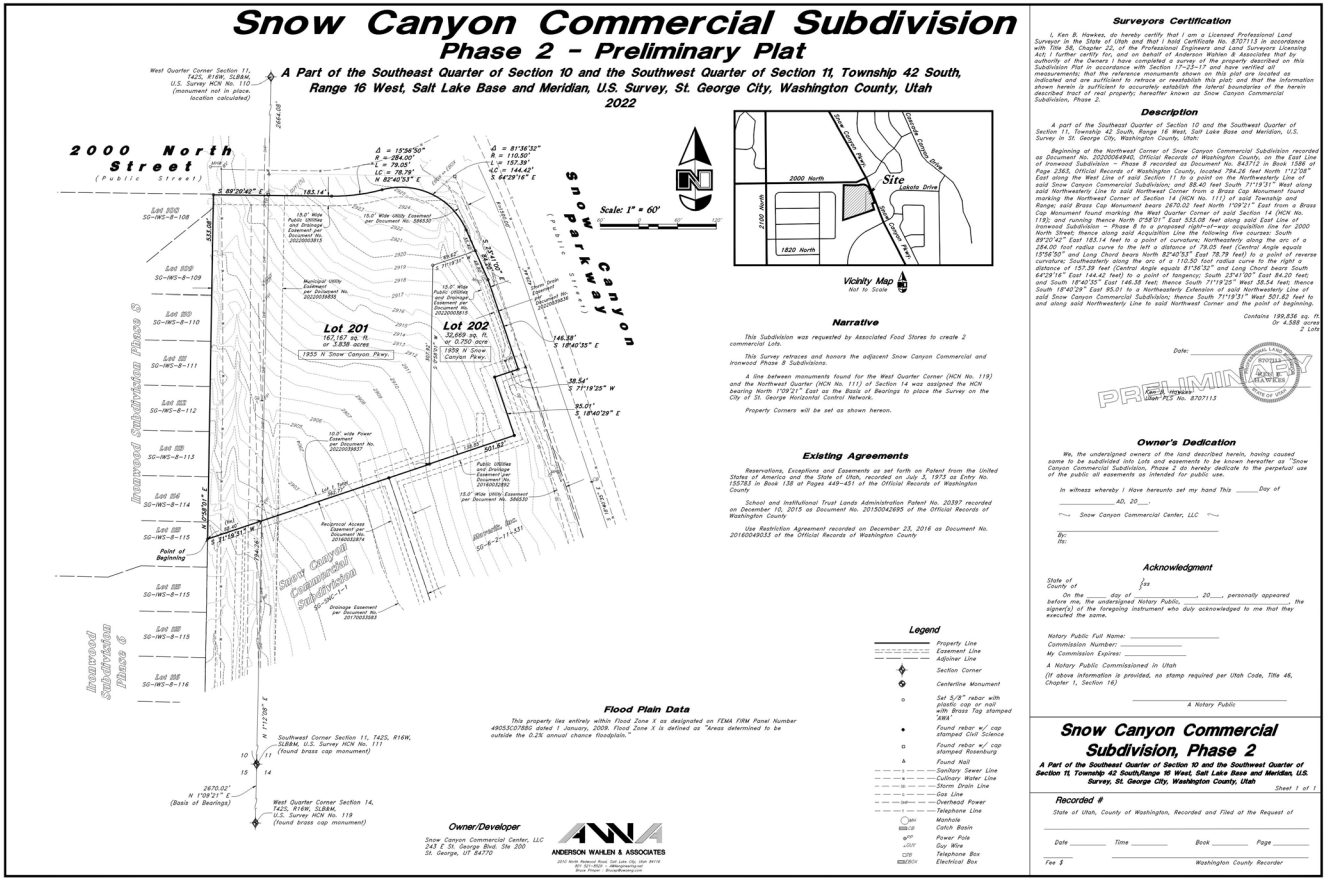
Preliminary Plat

November 15, 2022

Preliminary Plat – Snow Canyon Commercial Subdivision Phase 2



Preliminary Plat – Snow Canyon Commercial Subdivision Phase 2



Snow Canyon Commercial Subdivision
Phase 2 – Preliminary Plat

A Part of the Southeast Quarter of Section 10 and the Southwest Quarter of Section 11, Township 42 South, Range 16 West, Salt Lake Base and Meridian, U.S. Survey, St. George City, Washington County, Utah

2022

2000 North Street (Public Street)

Lot 201
167,167 sq. ft.
or 3.838 acres
1955 N Snow Canyon Pkwy.

Lot 202
32,669 sq. ft.
or 0.750 acre
1959 N Snow Canyon Pkwy.

Ironwood Subdivision Phase 8

Snow Canyon Commercial Subdivision Phase 1

Snow Canyon Parkway (Public Street)

Point of Beginning

Scale: 1" = 60'

Vicinity Map
Not to Scale

Narrative

This Subdivision was requested by Associated Food Stores to create 2 commercial Lots.

This Survey retraces and honors the adjacent Snow Canyon Commercial and Ironwood Phase 8 Subdivisions.

A line between monuments found for the West Quarter Corner (HCN No. 119) and the Northwest Quarter (HCN No. 111) of Section 14 was assigned the HCN bearing North 1°09'21" East as the Basis of Bearings to place the Survey on the City of St. George Horizontal Control Network.

Property Corners will be set as shown hereon.

Existing Agreements

Reservations, Exceptions and Easements as set forth on Patent from the United States of America and the State of Utah, recorded on July 3, 1973 as Entry No. 155783 in Book 138 at Pages 449-451 of the Official Records of Washington County

School and Institutional Trust Lands Administration Patent No. 20397 recorded on December 10, 2015 as Document No. 20150042695 of the Official Records of Washington County

Use Restriction Agreement recorded on December 23, 2016 as Document No. 20160049053 of the Official Records of Washington County

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA FIRM Panel Number 49053C0758G dated 1 January, 2009. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Legend

Property Line
Easement Line
Adjoiner Line
Section Corner
Centerline Monument
Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "ANA"
Found rebar w/ cap stamped Civil Science
Found rebar w/ cap stamped Rosenburg
Found Nail
Sanitary Sewer Line
Culinary Water Line
Storm Drain Line
Gas Line
Overhead Power
Telephone Line
Manhole
Catch Basin
Power Pole
Guy Wire
Telephone Box
Electrical Box

Owner/Developer

Snow Canyon Commercial Center, LLC
243 E. St. George Blvd. Ste. 200
St. George, UT 84770

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 | AWAengineering.net
Bruce Preece | Bruce@awaeng.com

Surveyors Certification

I, Ken B. Hawkes, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the Owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Snow Canyon Commercial Subdivision, Phase 2.

Description

A part of the Southeast Quarter of Section 10 and the Southwest Quarter of Section 11, Township 42 South, Range 16 West, Salt Lake Base and Meridian, U.S. Survey in St. George City, Washington County, Utah:

Beginning at the Northwest Corner of Snow Canyon Commercial Subdivision recorded as Document No. 20200054940, Official Records of Washington County, said point also of Ironwood Subdivision Phase 8 recorded as Document No. 942712 in Book 1586 of Records at Page 2 of the Washington County Recorder's Office and running 794.26 feet North 1°12'08" East along the West Line of said Section 11 to a point on the Northwesterly Line of said Snow Canyon Commercial Subdivision; and 88.40 feet South 71°19'31" West along said Northwesterly Line to said Northwest Corner from a Brass Cap Monument found marking the Northwest Corner of Section 14 (HCN No. 111) of said Township and Range; said Brass Cap Monument bears 2670.02 feet North 1°09'21" East from a Brass Cap Monument found marking the West Quarter Corner of said Section 14 (HCN No. 119); and running thence North 0°58'01" East 533.08 feet along said East Line of Ironwood Subdivision – Phase 8 to a proposed right-of-way acquisition line for 2000 North Street; thence along said Acquisition Line the following five courses: South 89°20'42" East 183.14 feet to a point of curvature; Northeasterly along the arc of a 284.00 foot radius curve to the left a distance of 79.05 feet (Central Angle equals 15°56'50" and Long Chord bears North 82°40'53" East 78.78 feet) to a point of reverse curvature; Southeasterly along the arc of a 110.50 foot radius curve to the right a distance of 157.39 feet (Central Angle equals 81°36'32" and Long Chord bears South 64°29'16" East 144.42 feet) to a point of tangency; South 23°41'00" East 84.20 feet; and South 18°40'35" East 146.38 feet; thence South 71°19'25" West 38.54 feet; thence South 18°40'29" East 95.01 to a Northeasterly Extension of said Northeasterly Line of said Snow Canyon Commercial Subdivision; thence South 71°19'31" West 501.62 feet to and along said Northwesterly Line to said Northwest Corner and the point of beginning.

Contains 199,838 sq. ft.
Or 4.588 acres
2 Lots

Date: _____

PRELIMINARY

Ken B. Hawkes
Utah PLS No. 8707113

Owner's Dedication

We, the undersigned owners of the land described herein, having caused same to be subdivided into Lots and easements to be known hereafter as "Snow Canyon Commercial Subdivision, Phase 2 do hereby dedicate to the perpetual use of the public all easements as intended for public use.

In witness whereby I Have hereunto set my hand This _____ Day of _____ AD, 20___.

Snow Canyon Commercial Center, LLC

By: _____
Its: _____

Acknowledgment

State of _____
County of _____ } ss

On the _____ day of _____, 20___, personally appeared before me, the undersigned Notary Public, signer(s) of the foregoing instrument who duly acknowledged to me that they executed the same.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____

A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

_____
A Notary Public

Snow Canyon Commercial Subdivision, Phase 2

A Part of the Southeast Quarter of Section 10 and the Southwest Quarter of Section 11, Township 42 South,Range 16 West, Salt Lake Base and Meridian, U.S. Survey, St. George City, Washington County, Utah

Sheet 1 of 1

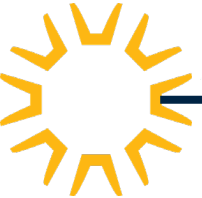
Recorded #

State of Utah, County of Washington, Recorded and Filed at the Request of

_____

Date _____ Time _____ Book _____ Page _____

_____
Fee $ Washington County Recorder



Preliminary Plat – Snow Canyon Commercial Subdivision Phase 2

St.George
Community Development

ITEM
PRELIMINARY PLAT

PLANNING COMMISSION AGENDA REPORT: **11/15/2022**
CITY COUNCIL **01/05/2023**

PRELIMINARY PLAT
Snow Canyon Commercial Subdivision Phase 2
Case No. 2022-PP-043

Request: To approve a preliminary plat for a two (2) lot commercial subdivision.

Location: The site is located at approximately 2000 North and Snow Canyon Parkway

Property: 4.588 acres

Number of Lots: 2

Density: N/A

Zoning: PD-C

Adjacent zones: This plat is surrounded by the following zones:
North – OS
South – PD-C/C-2
East – PD-R
West – R-1-7

General Plan: COM

Applicant: Anderson, Wahlen & Associates

Representative: Shaun Young

Comments:
1. Condition of approval: Need to obtain a Shared Parking Agreement between Lots 201 & 202.

Agenda Date: 01/05/2023 **Agenda Item Number:** 19

Subject:

Consider approval of an ordinance amending various sections of Title 10 of the St. George City Code as they relate to setbacks on alleyways, parking location requirements, and findings for parking deviations to be known as Parking and Setback regulation amendment. Case No. 2022-ZRA-006

Item at-a-glance:

Staff Contact: Dan Boles

Applicant Name: City of St. George

Reference Number: 2022-ZRA-006

Address/Location:

175 E 200 N St. George, UT

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

Approximately a month ago, changes were made to the separation and setbacks sections throughout the city code. Since that time, staff met with City Council to discuss some concerns about setbacks along alleyways, parking standards in multi-family developments and parking for short-term rentals. At the meeting, staff was directed to look at some changes to the code that would address the concerns of the City Council.

Staff Narrative (need/purpose):

The proposed changes attached to the staff report are intended to address the concerns discussed in the work meeting.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

On December 13, 2022, the Planning Commission held a public hearing in order to receive public input and discuss the proposed code amendment. At that hearing, they unanimously recommended approval of the changes with the following modifications:1.R-1-6 Lots are allowed to maintain a 20 setback as currently in the code; and2.Alley garages would be allowed with a 5-foot setback if they provide the minimum street/asphalt width required to have on street parking.

St.George
Community Development

Zoning Regulation Amendment

PLANNING COMMISSION AGENDA REPORT: 12/13/2022
CITY COUNCIL AGENDA REPORT: 01/05/2023

AMENDMENTS TO TITLE 10 and TNZ Design Manual and Form Based Code
Setbacks along alleyways, parking location requirements, and findings for parking deviations.

REQUEST:
This is a request to amend portions of the city zoning ordinance, Title 10, to amend standards for setbacks along Alleyways, clarify proximity of required parking to multi-family units and to make other clarifications related to parking for multi-family projects to various chapters of Title 10 of the St. George City Code. The applicant is the City of St. George. Case No. 2022-ZRA-006.

BACKGROUND:
The zoning code (Title 10) was revised in its entirety in 2019. As with all major code revisions, one round of general changes was made within six months or so to make some updates to the code that were either mistakes or just not workable. Additionally, about a month or so ago some changes were made to the separation and setbacks sections throughout. Since that time, staff met with City Council to discuss some concerns about setbacks along alleyways, parking standards in multi-family developments and parking for short-term rentals. The attached changes to the ordinance are intended to address those concerns. In order to be consistent, changes to the "Traditional Neighborhood Zone Design Manual and Form Based Code" are also proposed. That manual is only pertinent to developments in a TNZ zone.

Proposed Changes:
The proposed revisions are attached as Exhibit A.

- The additions are underlined in blue
- The removals are crossed out in ~~red~~

RECOMMENDATION:
Staff recommends approval of the Zoning Regulation Amendments to the various sections of Title 10 as proposed in Exhibit A, attached to this staff report.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed zoning regulation amendment to a specific date.

PLANNING COMMISSION HEARING:
On December 13, 2022, the Planning Commission held a public hearing in order to receive public input and discuss the proposed code amendment. At that hearing, they recommended approval of the changes with the following modifications:

1. R-1-6 Lots maintain a 20’ setback
2. Alley garages are allowed with a 5-foot setback if they provide the minimum street/asphalt width required to have on street parking.

POSSIBLE MOTION:

“I move that we approve the changes to Title 10 & TNZ Design Manual and Form Based Code as proposed by staff and contained in exhibit ‘A’, case no. 2022-ZRA-006, based on the findings listed in the staff report.”

FINDINGS:

1. It is in the best interest of the city to update city zoning regulations periodically.
2. The proposed revisions will help alleviate concerns regarding parking in the code as it relates to multi-family projects.

EXHIBIT A

PROPOSED CHANGES TO TITLE 10

ARTICLE B. SINGLE-FAMILY RESIDENTIAL ZONES

(R-1-6, R-1-7, R-1-8, R-1-10, R-1-12, R-1-20, R-1-40)

10-7B-1: Allowed Uses

10-7B-2: Height Regulations

10-7B-3: Lot Area, Width, Yard Requirements

10-7B-3:

LOT AREA, WIDTH, YARD REQUIREMENTS:

A. The minimum lot area, width, yard and landscaping requirements in each zone below are as follows:

District	Lot Area Minimum in Square Feet	Minimum Lot Width/ Frontage	Minimum Yard Setbacks		
			Front and Street Side	Side	Rear
R-1-6	6,000	70'	~~20'~~25'	6' where public utility easement doesn't exist 8' if public utility easement exists	10'
R-1-7	7,000	70' or 65' in the central city residential area	25'	6' where public utility easement doesn't exist 8' if public utility easement exists	10'
R-1-8: Lot size averaging:	8,000 Not less than an 80% reduction	70' or 65' in the central city residential area Not less than 65'	25'	8'	10'
R-1-10 Lot size averaging:	10,000 Not less than a 70% reduction	80' Not less than a 70% reduction	25'	8'	10'

District	Lot Area Minimum in Square Feet	Minimum Lot Width/ Frontage	Minimum Yard Setbacks		
			Front and Street Side	Side	Rear
R-1-12 Lot size averaging:	12,000 Not less than a 70% reduction	90' Not less than a 70% reduction	25'	8'	10'
R-1-20 Lot size averaging:	20,000 Not less than a 70% reduction	100' Not less than a 70% reduction	25'	8'	10'
R-1-40 Lot size averaging:	40,000 Not less than a 70% reduction	200' Not less than a 70% reduction	25'	8'	10'

ARTICLE E. RESIDENTIAL CENTRAL CITY ZONE

(RCC, R-1-C)

10-7E-1: Allowed Uses

10-7E-2: Development Standards

10-7E-3: Architectural Design Standards

10-7E-2:

DEVELOPMENT STANDARDS:

A. All dwellings/dwelling units shall front on a public street.

B. All streets within the RCC zone shall comply with St. George standard specifications for design and construction, and be a public street, or an RCC modified street, with a minimum width of twenty-seven feet (27') of pavement along the entire depth of the property, with the additional following reduced standards:

1. Twenty feet (20') of pavement is required along the street side yard of an existing house;

2. HB30-7 curb and gutters on each side (five feet (5') total);

3. Four-foot (4') wide sidewalk on both sides of the street;

4. Only one (1) four-foot (4') wide sidewalk is required if the new dwellings front only on one (1) side of the RCC modified street. Sidewalk shall be located on the new dwelling side of the street;

5. If new modified street is adjacent to existing side or rear lots, a six-foot (6') solid block wall is required along the existing lots. The wall shall not be located in the required front yard setback of existing lots;

6. Six-foot (6') solid fencing on a street side yard shall not be located in the required setback. However, a six-foot (6') decorative fence, such as a picket fence or a wrought iron fence with at least fifty percent (50%) of the fence open (up to fifty percent (50%) may be solid, or non-see-through) shall be allowed in the required street side yard setback.

C. All alleys shall comply with St. George standard specifications for design and construction and be a minimum of twenty feet (20') wide when serving garages in the rear yards of lots with dwellings that front on a public street.

D. Legally existing multiple-family dwelling units may be replaced with the same or lesser number of units; provided, such replacement meets all multiple-family code requirements in article C of this chapter, and meets all architectural design standards contained in this chapter. The replacement units shall obtain a building permit within twelve (12) months of abandonment, vacancy, discontinuation of use, or demolition of the nonconforming units, whichever is sooner. If a building permit is not obtained, all residential central city zone standards for new construction control.

E. All new subdivision and development within the RCC zone shall comply with the following minimum standards and the architectural design standards:

Minimum lot area	5,000 square feet
Minimum lot width/ frontage	40'
Front yard(s) Exception:	15' from back of sidewalk; garage setback shall be a minimum of 25' from property line Elevated open front porch, only up to 5' in the setback
Rear yard Exception:	10' Detached garage is allowed in the rear yard; if garage is accessed by an alley, a ~~5'~~ 25' setback is required from the alley
Side yard Exception:	8' (5'; provided, no easements or public utilities are located in the side yard) Structures with existing nonconforming setbacks may expand the existing structure and maintain the same setback
Street side yard, existing dwelling	5' from back of sidewalk, if the side yard is adjacent to a RCC modified street
Street side yard Exception:	15' from back of sidewalk; garage setback shall be a minimum of 25' from property line Elevated open front porch, only up to 5' in the setback

ARTICLE F. PLANNED DEVELOPMENT RESIDENTIAL ZONE (PD-R)

10-7F-1: Allowed Uses
10-7F-2: General Requirements
10-7F-3: Landscape Standards
10-7F-4: Preliminary Plat
10-7F-5: PD-R Planned Residential Development Standards
10-7F-6: Landscaped Area And Amenity Requirements

10-7F-5:

PD-R PLANNED RESIDENTIAL DEVELOPMENT STANDARDS:

A. *Minimum Zone Requirements:* Each planned residential development zone application shall include a minimum of fifteen thousand (15,000) square feet and four (4) dwelling units.

B. *Maximum Density:* The density shall match the general plan land use map and shall not exceed the maximum density of twenty-two (22) dwelling units per acre.

C. *Height Regulations:* No residential dwelling shall be erected to a height less than ten feet (10') and no structure shall be greater than forty feet (40'). The city council, after recommendation from the planning commission, may approve increased building height upon making a finding, as part of a zone change approval, that the increase in height will fit harmoniously into the neighborhood, minimizing any negative impacts, after considering the following:

1. Proposed setbacks provide an appropriate buffer to neighboring properties;
2. Increased landscaping enhances the project and reduces any negative impacts;
3. Site layout and design enhance the project and reduce any negative impacts;
4. The massing and building scale is appropriate for the location;
5. The proposed height increase is appropriate for the area; and
6. The increase in height is consistent with any applicable master plan.

D. *Area, Coverage, Density, Yard, Common Area and Landscaping Requirements:* The minimum lot area, maximum density, maximum lot coverage, yard and common open space/landscaping requirements are as follows:

Lot Size	Maximum Lot Coverage	Minimum Area Landscaped Area	Minimum Yard Setbacks		
			Front and Street Side	Side	Rear
The minimum lot size in single-family residential subdivisions with private individual lots (no common area within lots) 5,000 square feet.	50%	30%	15' ~~20'~~ 25' for a garage or carport	Setback: Adjacent to single-family zone: 30' if building height is more than one story or 20' or greater; 8' if building height is one story or less than 20'; 10' if building height is more than one story or 20' or greater.	Setback: Adjacent to single-family zone: 30' if building height is more than one story or 20' or greater; 10' if building height is one story or less than 20'; 20' if building height is more than one story or 20' or greater. Adjacent to a street: 20' with a 6' privacy wall along street right-of-way
Building separation for detached single-family projects, where common or limited common area between structures; no fence and no retaining wall exists between units or building offsets.	50%	30%	15' ~~20'~~ 25' for a garage or carport, measured from back of sidewalk (or back of curb where no sidewalk exists.)	Adjacent to single-family zone: 30' if building height is more than one story or 20' or greater. Otherwise: 3' if approved	Adjacent to single-family zone: 30' if building height is more than one story or 20' or greater. Otherwise: 10' if height is less than 20';

Lot Size	Maximum Lot Coverage	Minimum Area Landscaped Area	Minimum Yard Setbacks		
			Front and Street Side	Side	Rear
				during zone change; 10' if height is less than 20'; 20' if height is 20' or greater. On a separate lot: 8'	20' if height is 20' or greater On a separate lot: 8'
Building Separation for Detached Units and Multiple-Family Dwellings		**Side**		**Rear**	
Where a property line, fence, retaining wall over 3' or similar boundary line separates units (any ownership designation other than "common area")		Setback: 8' if height is one story or less than 20'; 10' if height is greater than one story or 20'		Setback: 10' or 20' if height is greater than one story or 20'	
Maximum density: As approved by the city council with recommendation from the planning commission and not to exceed 22 DUA, and the general plan land use map limits.					

CHAPTER 19

OFF-STREET PARKING REQUIREMENTS

10-19-1: Off-Street Parking Required
10-19-2: Size
10-19-3: Access to Individual Parking Spaces
10-19-4: Residential Area Requirements
10-19-5: Nonresidential Area Requirements
10-19-6: Development Standards
10-19-7: Shared Parking
10-19-8: Parking for Disabled

10-19-3:

ACCESS TO INDIVIDUAL PARKING SPACES:

Except for single-family and two (2) family dwellings, access to each parking space shall be from a private driveway and not from a public street, unless all driveway separation requirements are met.

A. *One-Way Driveway Width:* One-way driveways shall be a minimum of twelve feet (12') in width.

B. *Two-Way Driveway Width:* Two-way driveways shall be of a minimum width as follows:

1. Twelve feet (12') for a single-family dwelling, providing access to parking spaces directly off of a street without having to go past another building.

2. Sixteen feet (16') for a single-family or a two (2) family dwelling that must go past another building to access parking spaces, with a minimum unobstructed two-foot (2') width on both sides of the driveway; or a two (2) family dwelling, providing access to parking spaces directly off of a street without having to go past another building.

3. Eighteen feet (18') for a single-family or a two (2) family dwelling that must go past another building to access parking spaces where there are obstructions (i.e., walls, trees, etc.) adjacent to one or both sides of the driveway.

4. Twenty-eight feet (28') for commercial, manufacturing and all other residential developments for the drive approach, and twenty-five feet (25') for the drive aisles.

5. Additionally, a minimum of twenty feet (20') is required for any dwelling or building when any portion of an exterior wall of the first story is located more than one hundred fifty feet (150') from fire department vehicle access. Vertical clearance, surface, turnarounds and other requirements contained in the International Fire Code shall apply. Exceptions and modifications may apply as approved by the fire chief.

6. Garages accessed by a twenty-foot (20') wide paved rear alley shall have a minimum twenty-five-foot (~~5'~~25') setback from the alley; provided, the dwelling fronts on:

a. A public street; or

b. A private street which meets the public street pavement-width standard.

C. *Garage and Carport Spaces:* Garage and carport spaces shall be counted as one (1) parking space unless such garage or carport is a minimum of four hundred eighty (480) square feet with a minimum width of twenty feet (20'). (Ord. 2019-10-002, 10-10-2019)

10-19-4:

RESIDENTIAL AREA REQUIREMENTS:

A. *Number of Spaces for Residential Development:* The number of off-street parking spaces required for residential development and mixed-use residential shall be as follows:

1. Single-family dwelling: two (2) parking spaces per single-family dwelling, one (1) of which shall be covered. Tandem parking shall be allowed in single-family subdivisions only.

2. Planned development student housing (PD-SH): one (1) parking space for each student/occupant, plus one (1) space for a manager, where an on-site office is established. All parking shall be on site; no street parking or tandem parking shall be counted toward

meeting the parking requirement. No parking area shall be located within the required front setback facing a public street, or more than one hundred feet (100') away from the premises it is intended to serve.

3. Required student/occupant parking in a PD-SH shall be reduced to three-quarters (¾) parking space per student/occupant, where the following criteria are met:

a. The student/occupant housing is new multifamily construction with ten (10) or more units and is located within the "student pedestrian emphasis area" as shown on Figure 1 attached to the ordinance codified in this title; and

b. Each property that utilizes this parking reduction shall specify on all rental contracts whether or not an automobile parking space is provided for that individual tenant, and no more than seventy-five percent (75%) of the tenants may be in possession of an automobile; and

c. The property owner shall enter into an agreement with the city and with Dixie State University stating that the property owner is responsible for monitoring compliance with the above-stated criteria for a student/occupant parking reduction. Monitoring shall include a semiannual report to the city and Dixie State University prepared by the property owner indicating the number and percentage of tenants in possession of an automobile; and

d. Lighted bicycle parking is provided on a hard-surface area adjacent to the student housing at a ratio of one (1) space per every ten (10) students/occupants; and

e. One-half (½) of the parking spaces are covered; and

f. The student/occupant parking reduction does not reduce or alter the other parking requirements in this section.

4. *All Other Dwellings:*

a. All other dwellings, including mixed-use residential, townhouses and condominiums, shall have two (2) parking spaces per dwelling unit, at least one (1) of which shall be covered and shall be within 200' of the units they are intended to serve. Covered parking may be located within the side and rear setback areas. For projects with more than one hundred (100) dwelling units, with commonly accessed parking,

the ~~land use authority~~ City Council, through a rezone request, may reduce the parking space requirement to one and one-half (1½) spaces per unit ~~upon proof that two (2) spaces per unit is an excessive amount of parking;~~ with findings that may include but are not limited to:

i. substantial evidence in the form of a parking study which indicates that two spaces is excessive;

ii. The unit size mix is such that a reduced number of parking stalls is warranted;

iii. The proposed development is within close proximity to necessary services such as transit, employment, shopping, etc.;

iv. Sufficient guest parking has been provided elsewhere on the site.

b. No street parking shall be counted toward meeting the parking requirement;

c. Tandem parking shall not count toward the parking requirement. However, if covered parking is provided within a garage, each dwelling unit may tandem park in the front setback, if the garage and tandem parking spaces are associated with the same unit. Garage must be set back a minimum of twenty-five feet (~~20'~~25') measured from back of sidewalk or curb where no sidewalk exists to qualify for tandem parking. Interior of garage must be unobstructed and accessible to qualify as covered parking;

d. No parking area shall be located within the required front setback facing a public street, or more than four hundred feet (400') away from the premises it is intended to serve. All required parking shall be on site;

e. Minimum of two (2) bicycle parking per project and an additional two (2) per one hundred (100) vehicle parking spaces.

5. *Guest Parking:* For multi-family or townhouse housing projects ~~with a density of six (6) dwelling units per acre or more~~ there shall be provided guest parking spaces in the amount of one (1) guest parking space per three (3) dwelling units. The guest parking spaces shall be located on premises and within two hundred feet (~~200'~~400') of the dwelling unit they are intended to serve.

6. *Parking Vehicles on Front Lawns or Setback Areas:* Parking vehicles is prohibited on front lawns, sidewalks, required landscape area, front setback or street-side setback areas.

Parking is permitted in the front setback on an approved paved surface. Parking is permitted in the side front setback area on gravel.

7. *Short-Term Rental Parking:* For each single-family and two (2) family short-term rental property:

a. ~~Two (2) parking spaces provided per dwelling unit, one (1) of which shall be covered~~ A minimum of two off-street parking spaces are required per unit, plus additional off-street parking so that a ratio of one parking stall per bedroom is met. At least one of the required stalls shall be covered;

b. On-street parking does not qualify for parking requirements.

PLANNED DEVELOPMENT – TRADITIONAL NEIGHBORHOOD ZONE
Design Manual & Form-Based Code

Table of Contents

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CHAPTER 2: LOCAL STREET CROSS-SECTIONS
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- 2.3 Collector Streets
- 2.4 Arterial Streets

CHAPTER 3: BUILDING CONFIGURATIONS
- 3.1 Yard Dispositions
- 3.2 Frontages
- 3.3 Building Forms
- 3.4 Parking Standards

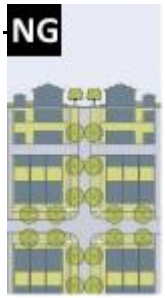
CHAPTER 4: ARCHITECTURAL GUIDELINES
- 4.1 Building & Streetscape Elements
- 4.2 Civic Spaces

CHAPTER 5: SUMMARY NEIGHBORHOOD FORM TABLE

NEIGHBORHOOD EDGE - NE

Neighborhood Edge (NE) is a relatively low density residential neighborhood form. Home occupations and outbuildings are generally allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be larger than in other TNZ forms and the roads irregular to accommodate natural conditions.

General Character:	Lawns and landscaped yards surrounding detached single-family houses
Building Placement:	Relatively deep front and side setbacks
Frontage Types:	Front Yard, Porchyard
Typical Building Height:	1- to 2 1/2-Story
Type of Civic Space:	Parks, Greens, Playgrounds



NEIGHBORHOOD GENERAL - NG

Neighborhood General (NG) is typified by a wide range of residence types, such as single-family detached homes, duplexes, row/town houses, and other small-scale multifamily building forms. Small-scale commercial uses and smaller mixed-use buildings are also compatible with the NG form.

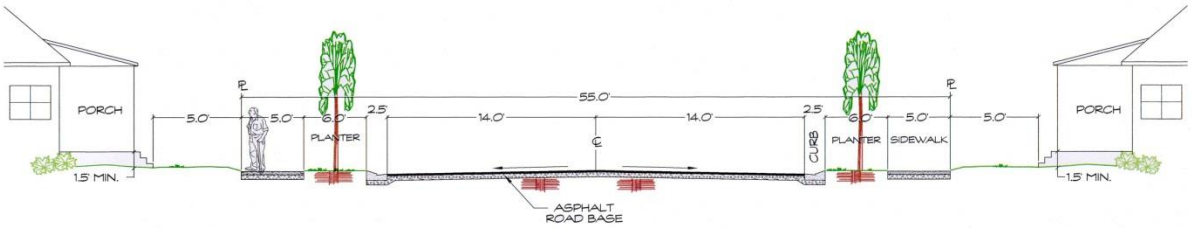
General Character:	Diverse residence types; neighborhood-scale commercial; balance between landscape and buildings
Building Placement:	Shallow front and side setbacks; Zero-lot line
Frontage Types:	Porchyard, Dooryard, Forecourt, Stoop, Shopfront
Typical Building Height:	1- to 3 1/2-Story
Type of Civic Space:	Parks, Greens, Squares, Playgrounds

27
28
29
30

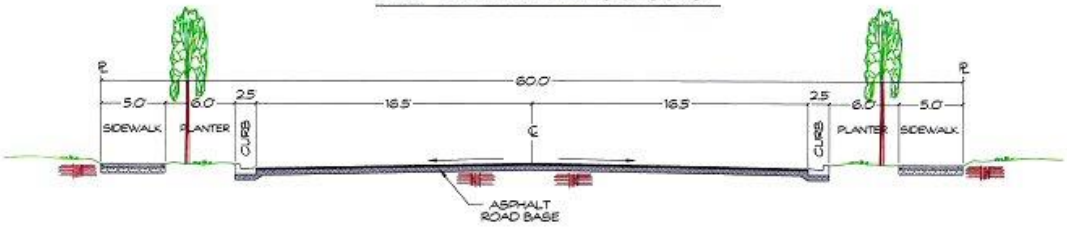
CHAPTER 2: LOCAL STREET CROSS-SECTIONS

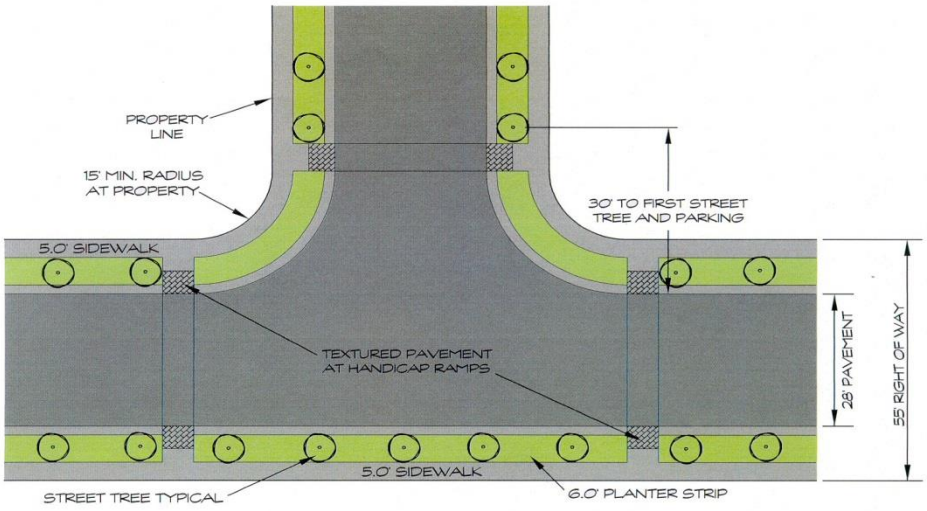
2.1 RESIDENTIAL STREET (PUBLIC)

55' Local Residential



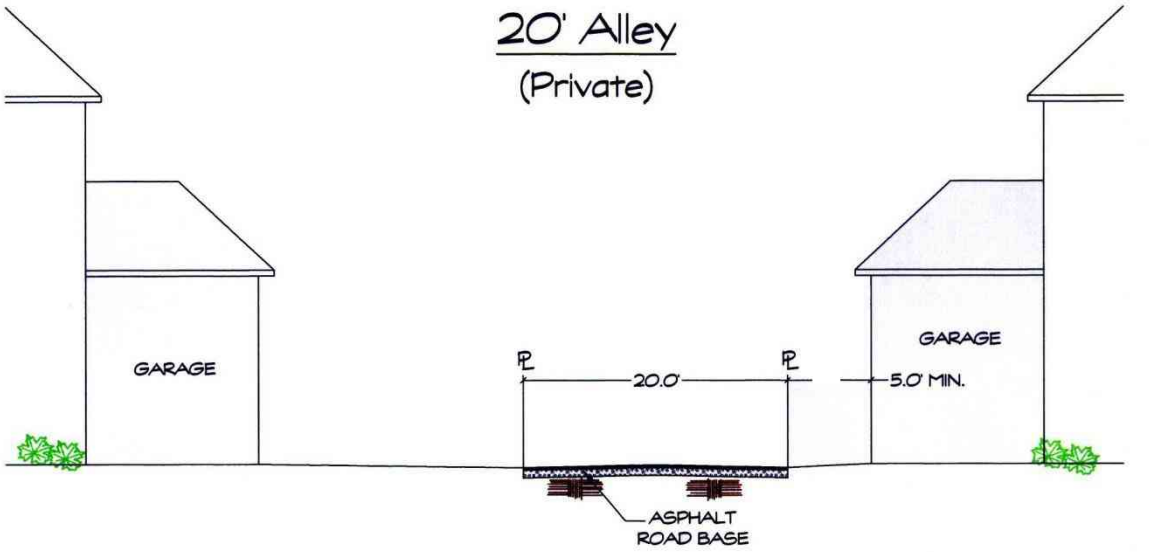
60' Residential Collector

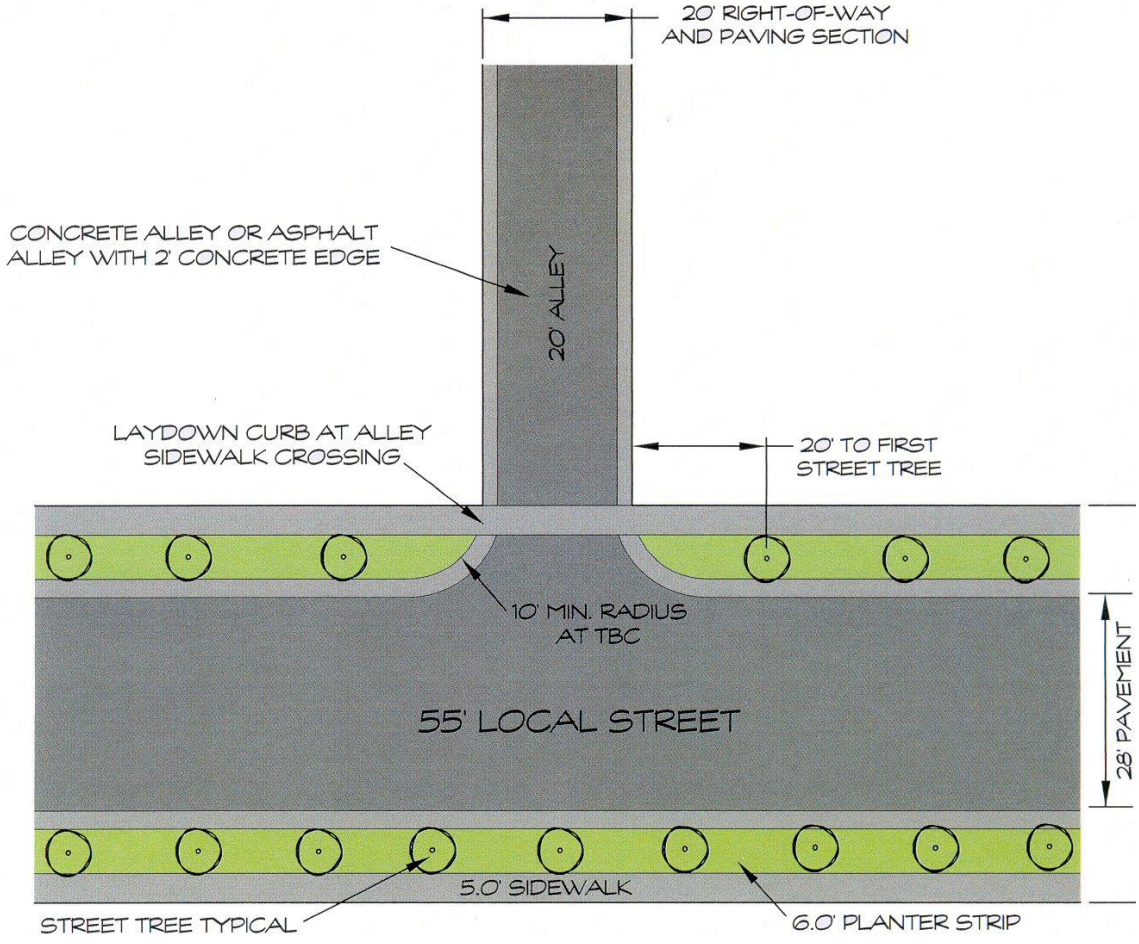




TYPICAL INTERSECTION
55' Residential Street

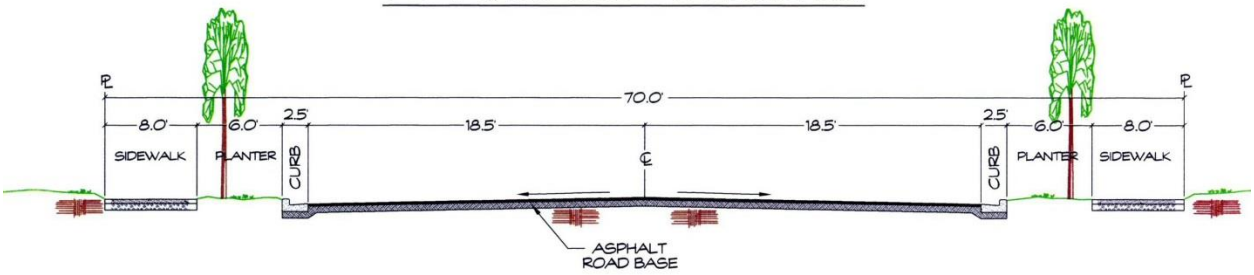
2.2 RESIDENTIAL ALLEY



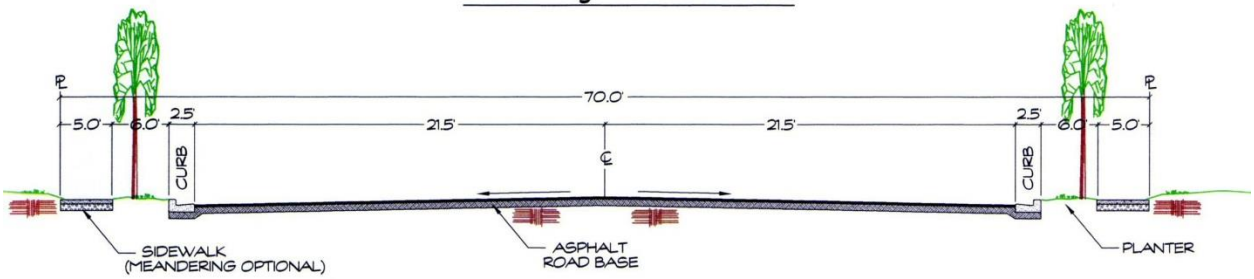


2.3 COLLECTOR STREETS (PUBLIC)

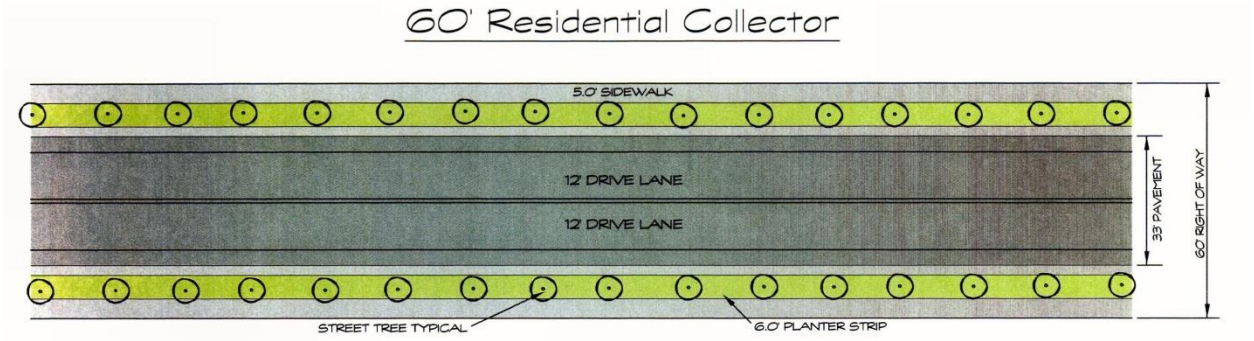
70' Mixed Use - Commercial



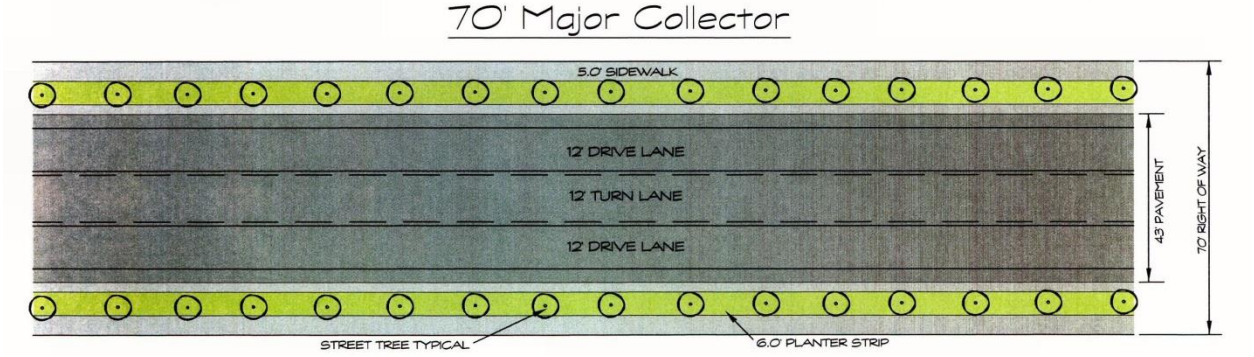
70' Major Collector



60' Residential Collector

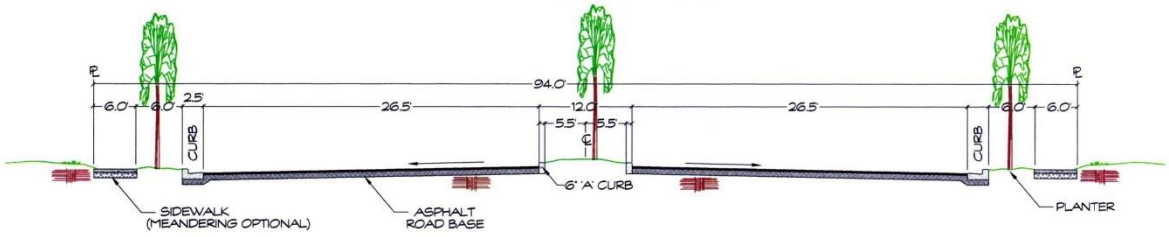


70' Major Collector

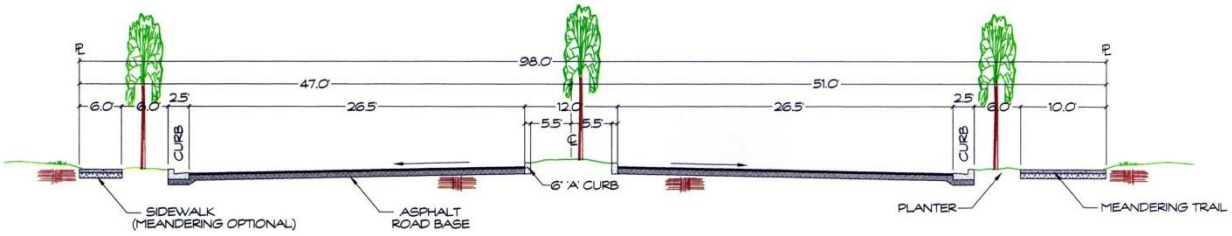


2.4 ARTERIAL STREETS (PUBLIC)

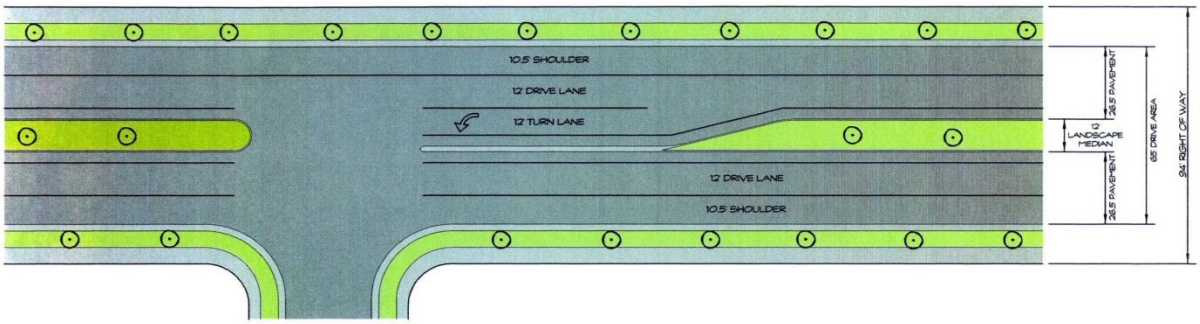
94' Minor Arterial



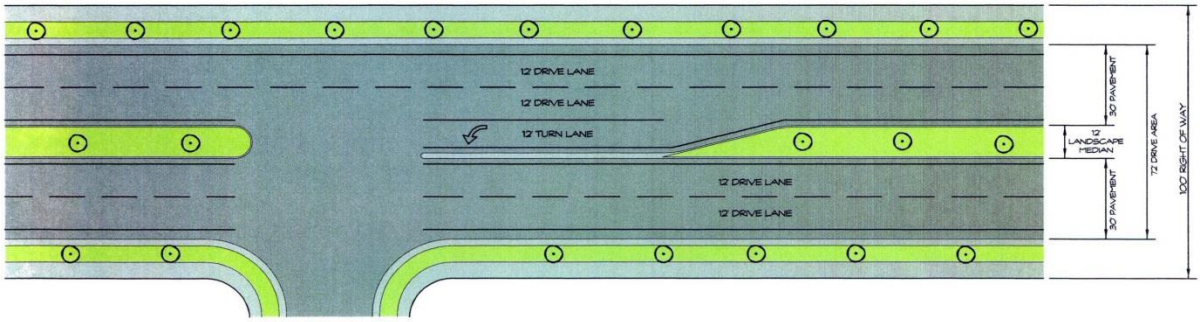
98' Minor Arterial
(with Trail)



94' Minor Arterial

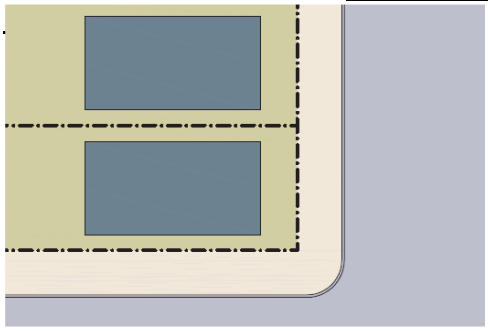
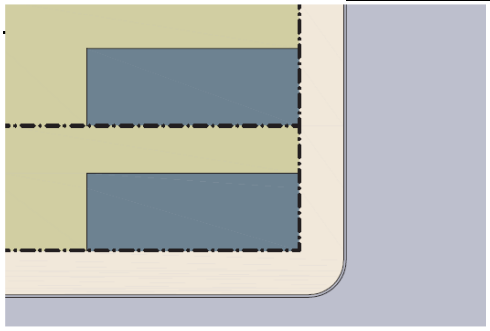
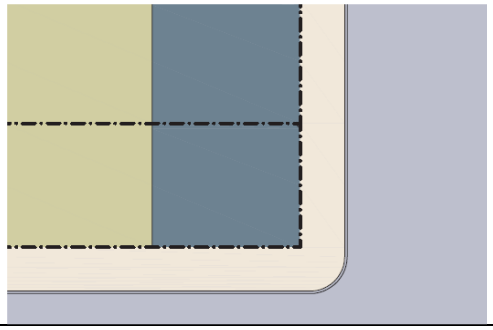


100' Major Arterial

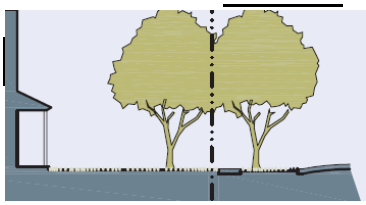
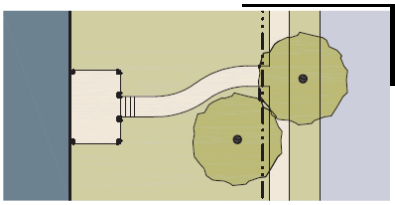
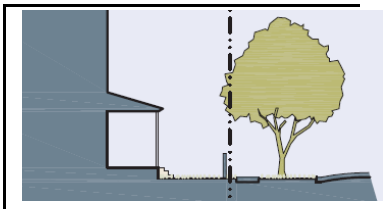
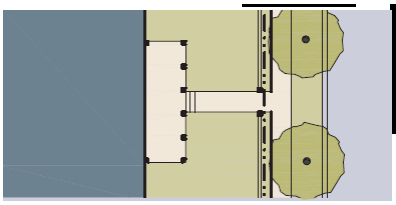
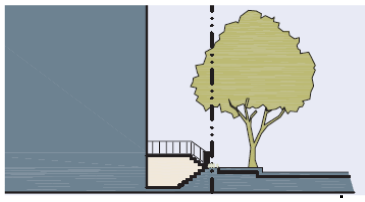
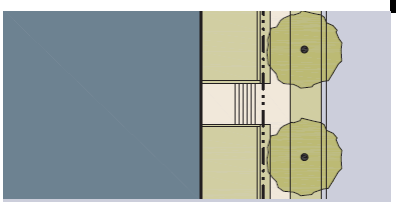
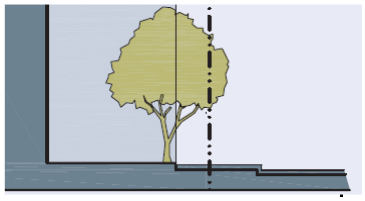
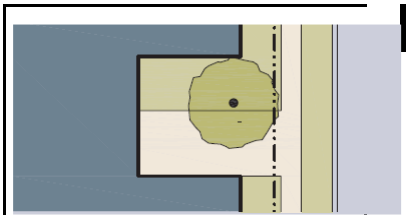
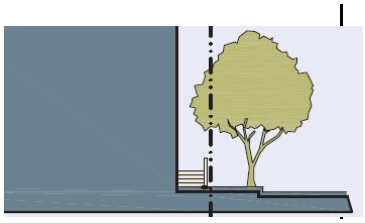
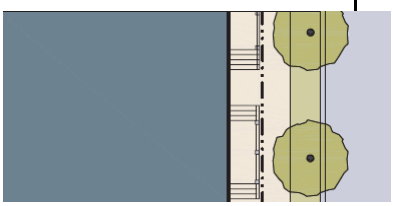
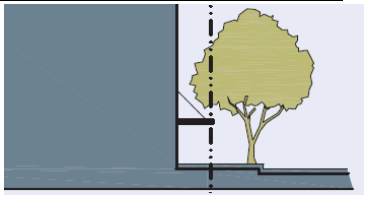
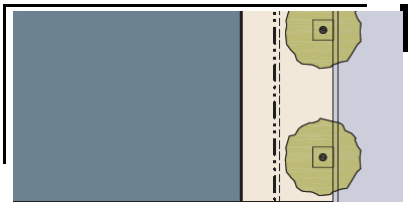


CHAPTER 3: BUILDING CONFIGURATIONS

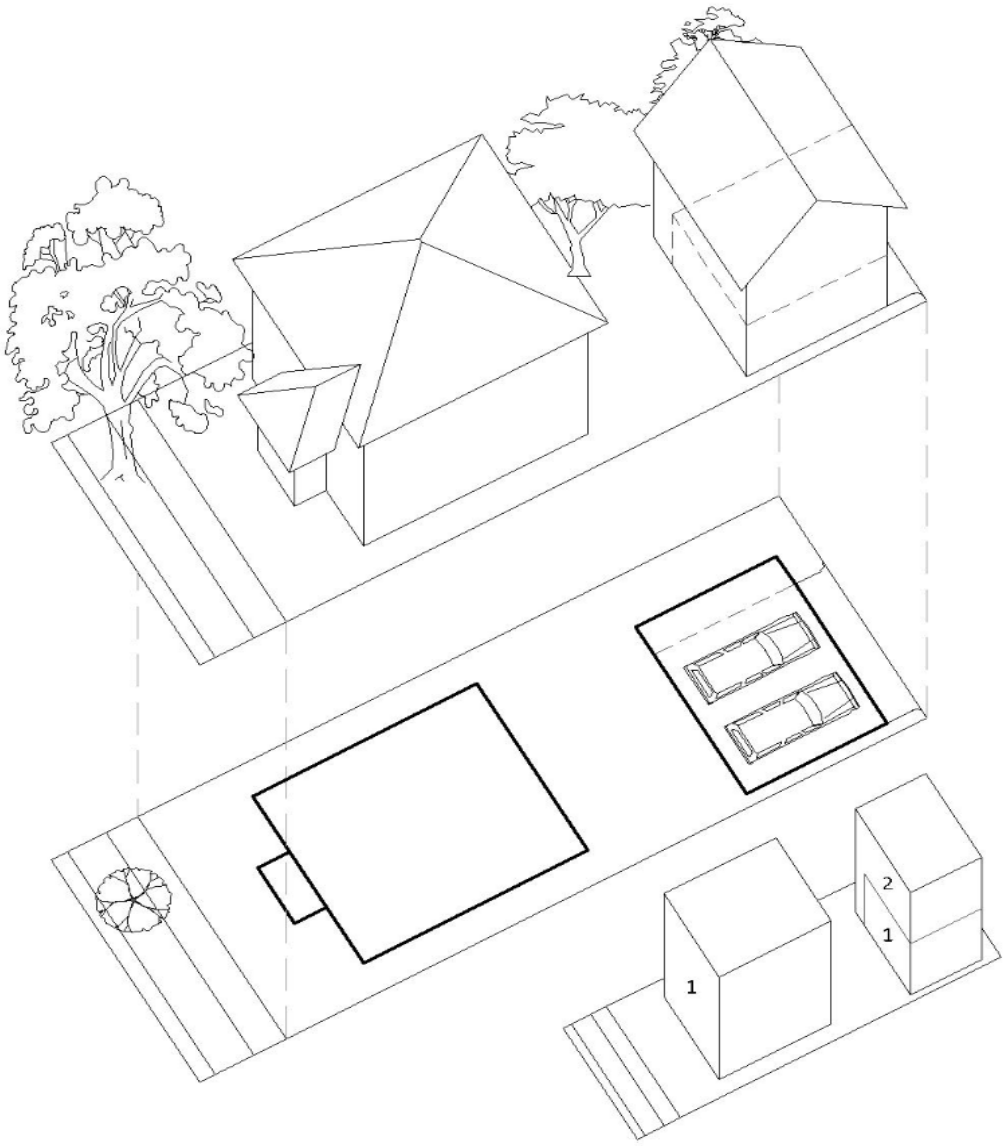
3.1 YARD DISPOSITIONS

a. Edgeyard. Conventional building disposition for single-family homes, with the building completely inside its lot with setbacks on all sides. This is the least urban disposition, as the front yard sets it back from the frontage, while the side yards weaken the spatial definition of the public space. The front yard is intended to be visually continuous with the yards of adjacent buildings; however, driveways accessing front-loaded garages are allowed on wider NE lots and where rear access is impossible (e.g. due to adjacency to arterial road). The rear yard can be secured for privacy by walls and/or a garage or similar outbuilding.		NE NG
b. Sideyard or Zero- or Z-Lot. The building occupies one side of its lot with a side setback on the opposite side. If the adjacent building is similar with a blank side wall, the yard can be quite private. A sideyard house may abut a neighboring sideyard house to form a duplex/twin house. Energy costs, and sometimes noise, are reduced by sharing a party wall in this disposition.		NG
c. Rearyard. The building occupies its full frontage, leaving the rear of the lot as the sole yard. This disposition is commonly used for row/town houses, live-work units, condominiums, and commercial buildings. The continuous façade defines a public wall. The rear elevations may be articulated for functional purposes. In its commercial form, the rear yard can accommodate substantial parking.		NG

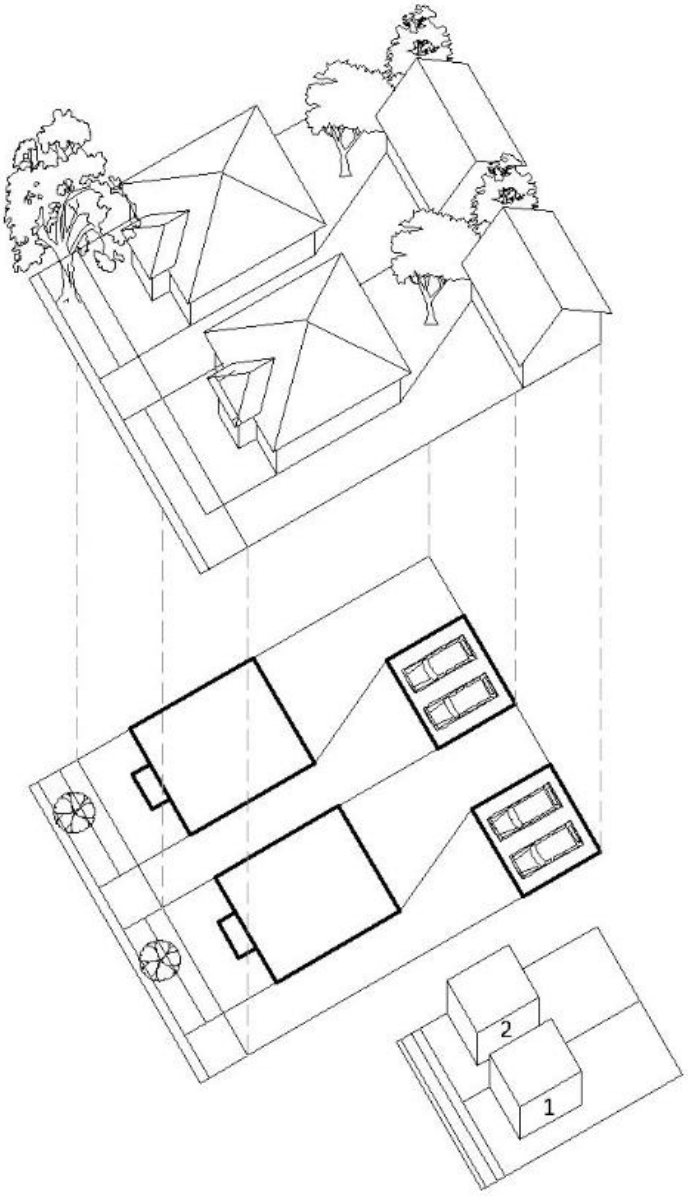
3.2
FRONTAGES

		SECTION	PLAN	
		LOT ► PRIVATE ► FRONTAGE / ◄ R.O.W. ◄ PUBLIC FRONTAGE	LOT ► PRIVATE ► FRONTAGE / ◄ R.O.W. ◄ PUBLIC FRONTAGE	
a.	Front Yard. A planted frontage wherein the building façade is set back substantially from the lot line.			NE
b.	Porchyard. A planted frontage wherein the façade has a shallow setback from the lot line. A low, decorative fence at the frontage line may be used to set a spatial boundary with the street.			NE NG
c.	Dooryard. A frontage wherein the façade is set back from the lot line only by an elevated terrace or sunken light well. This buffers residential use inside the building from busier sidewalks. A deeper, wider landing is encouraged for use as a terraced patio or outdoor cafe.			NG
d	Forecourt. A frontage wherein a portion of the façade is close to the lot line and the central portion is set back. A variation of this type may also be used to create a bungalow court or paseo. Large trees within the forecourts may overhang the sidewalks.			NG
e.	Stoop. A frontage wherein the façade is aligned close to the lot line with the first story elevated from the sidewalk sufficiently to ensure privacy. The entrance is usually an exterior stair and landing. This frontage type is recommended for first-floor residential use adjacent to a commercial form.			NG
f.	Shopfront. A frontage wherein the façade is aligned close to the lot line with the building entrance at sidewalk grade. This type is conventional for commercial uses.			NG

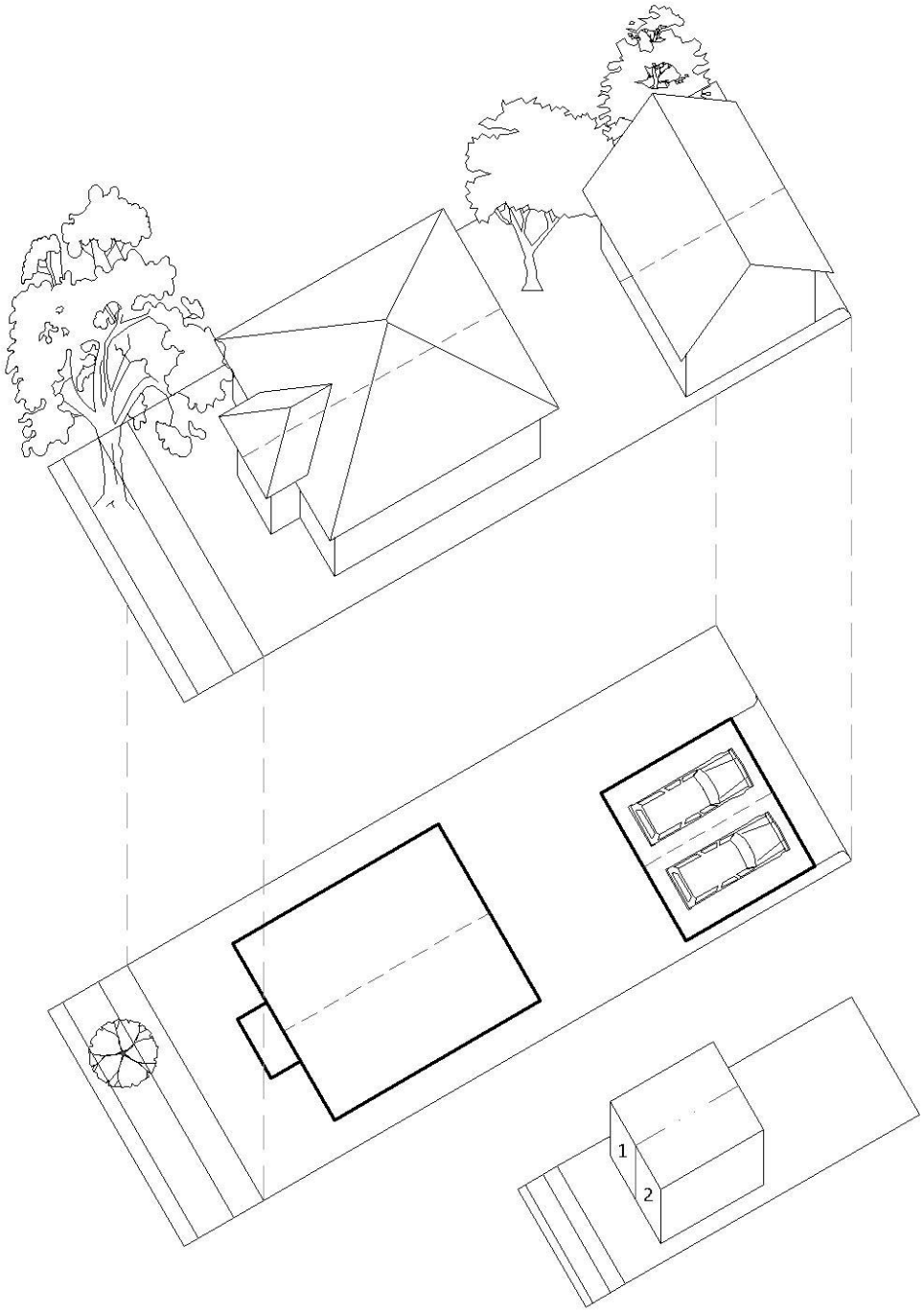
3.3 BUILDING FORMS: The following examples indicate the lot and building forms and does not fully represent other ordinance requirements.



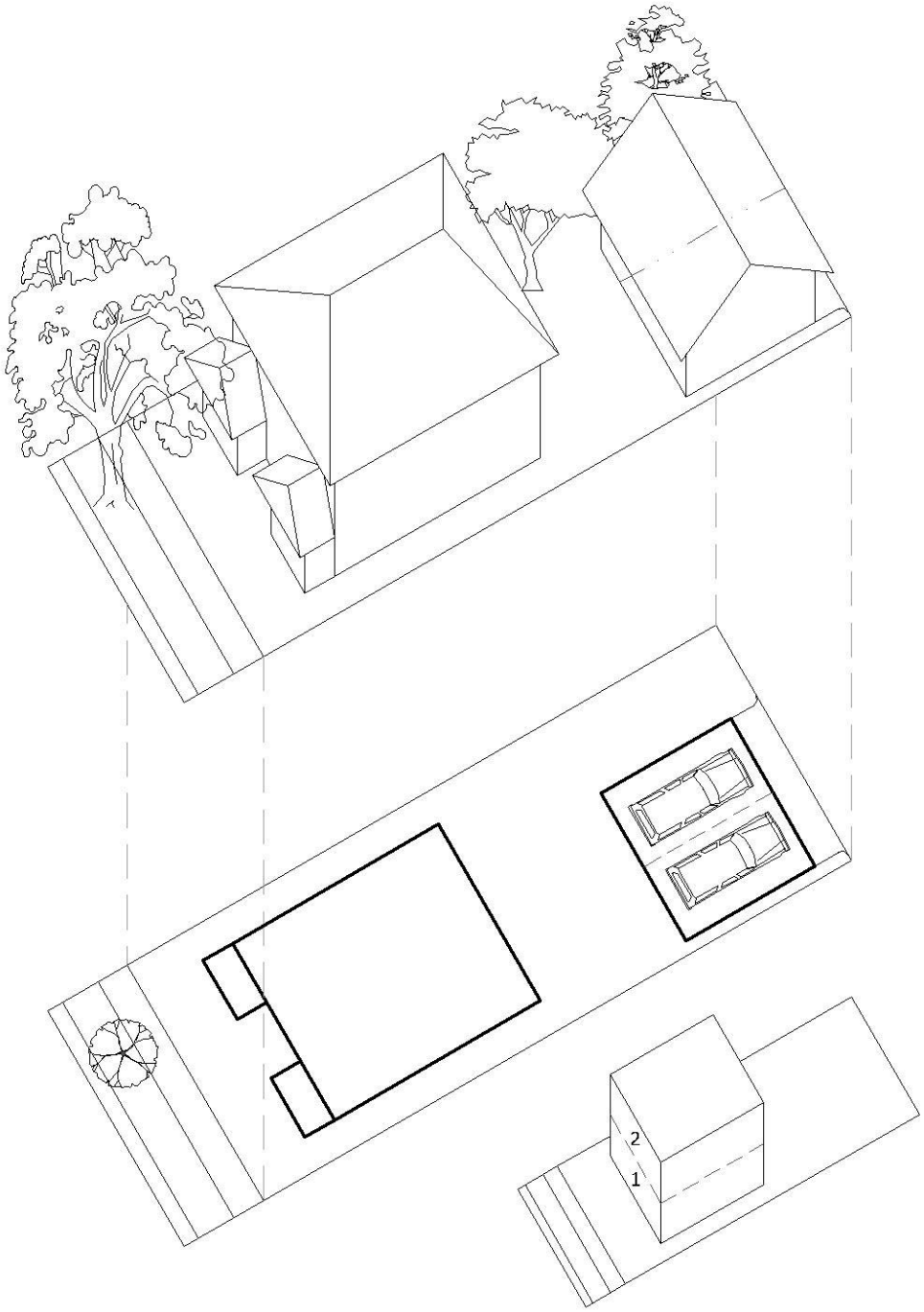
DETACHED SINGLE FAMILY WITH
MOTHER-IN-LAW APARTMENT OVER GARAGE
(CARRIAGE HOUSE)



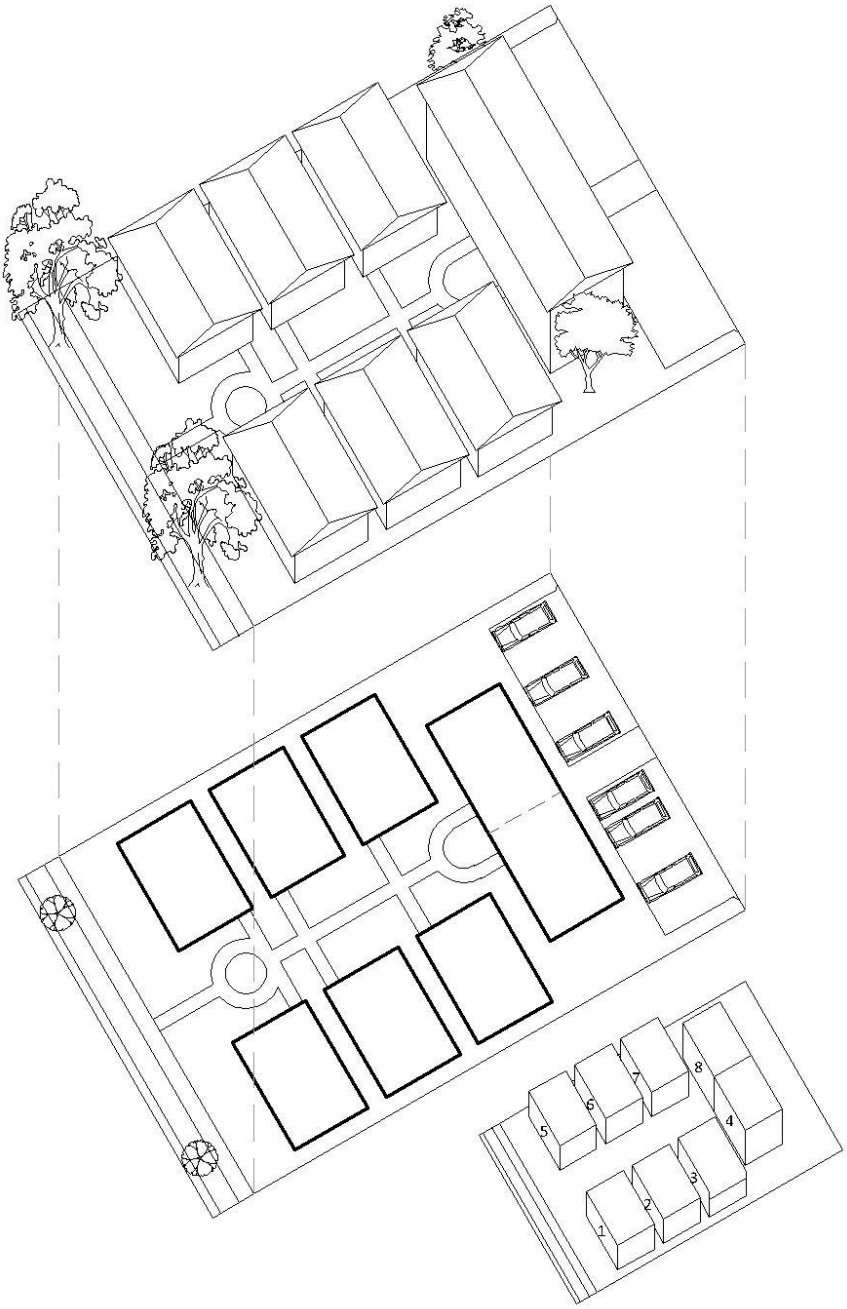
ZERO LOT



DUPLEX SIDE BY SIDE



DUPLEX: STACKED



BUNGALOW COURT

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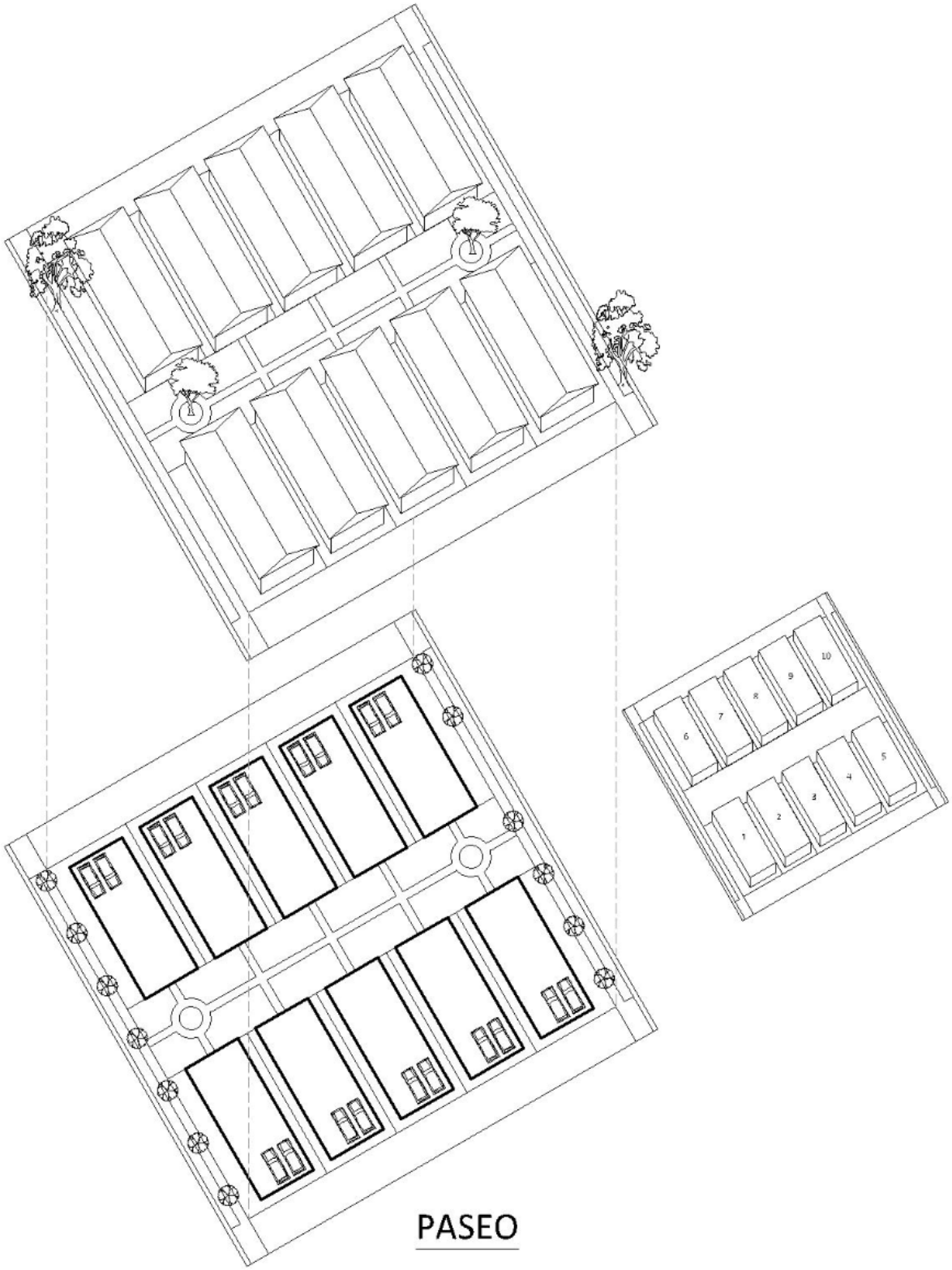
114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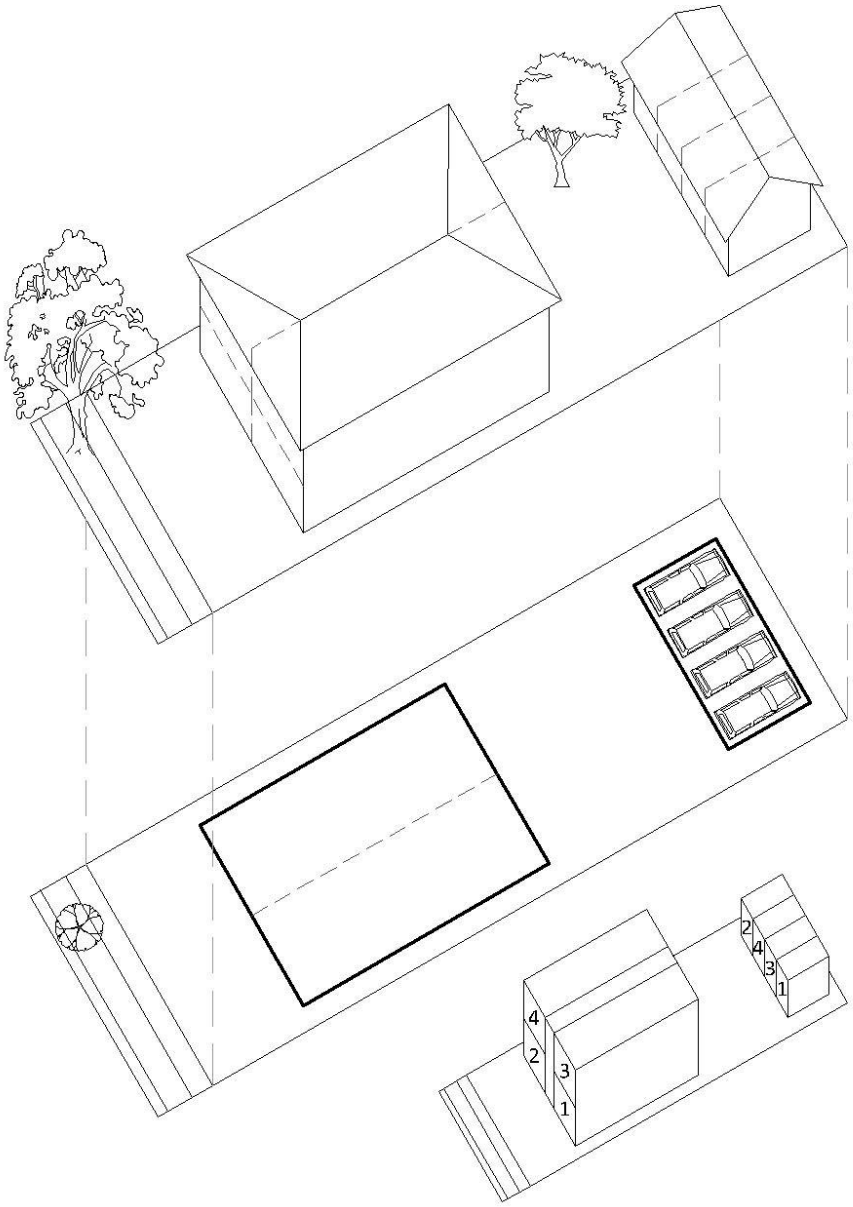
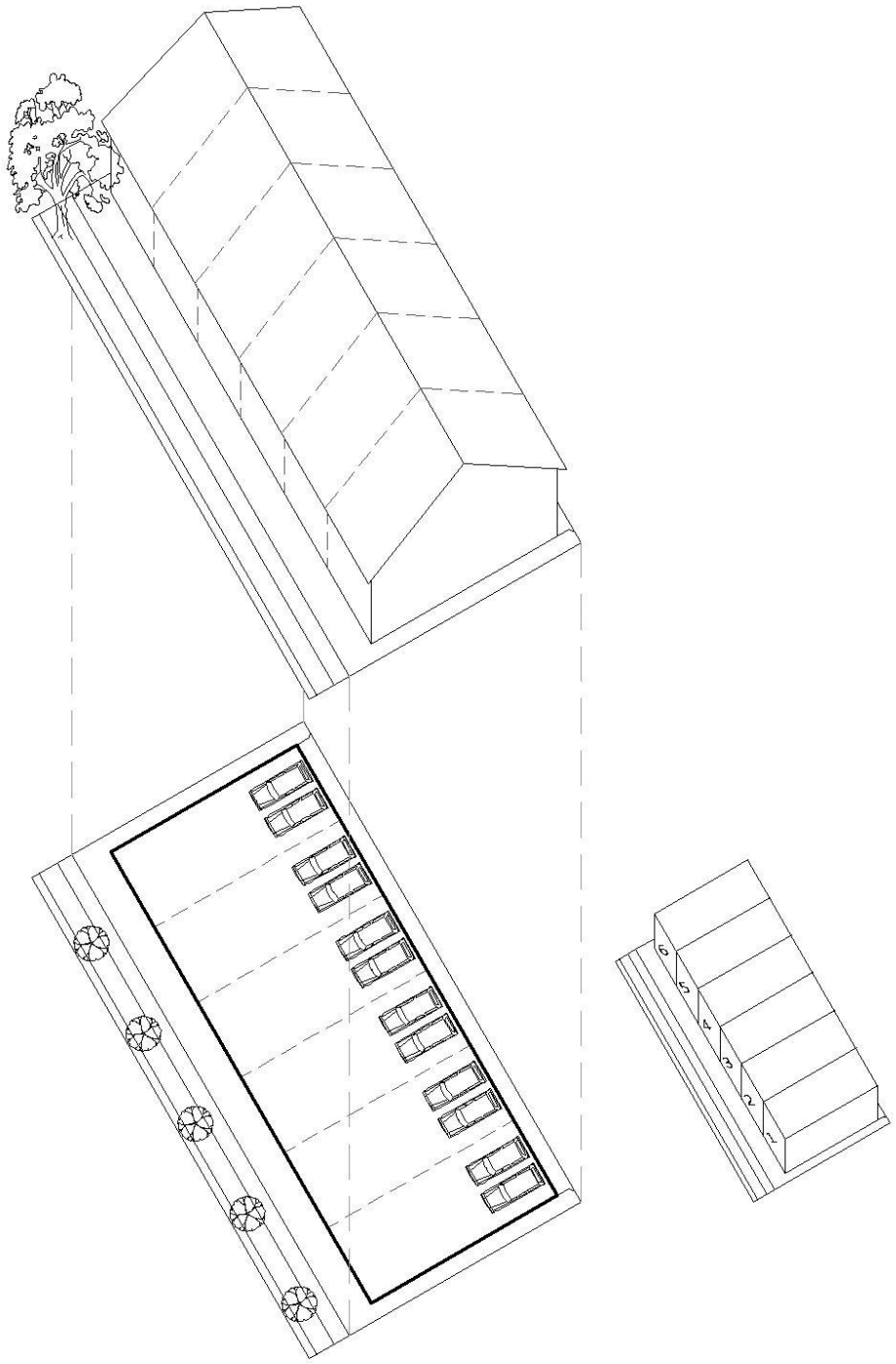
PASEO



FOURPLEX



TOWNHOUSE / ROW HOUSE

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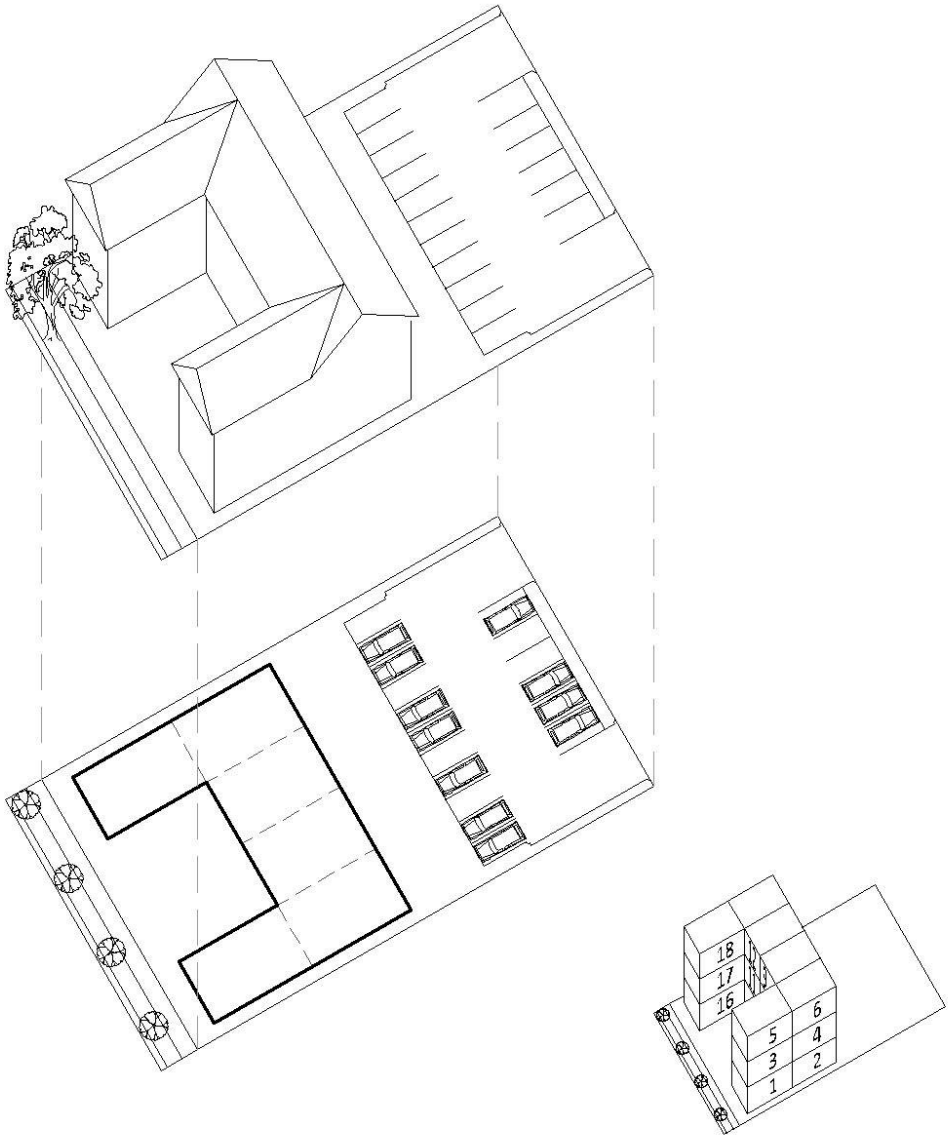
118



COURT YARD MULTI-FAMILY

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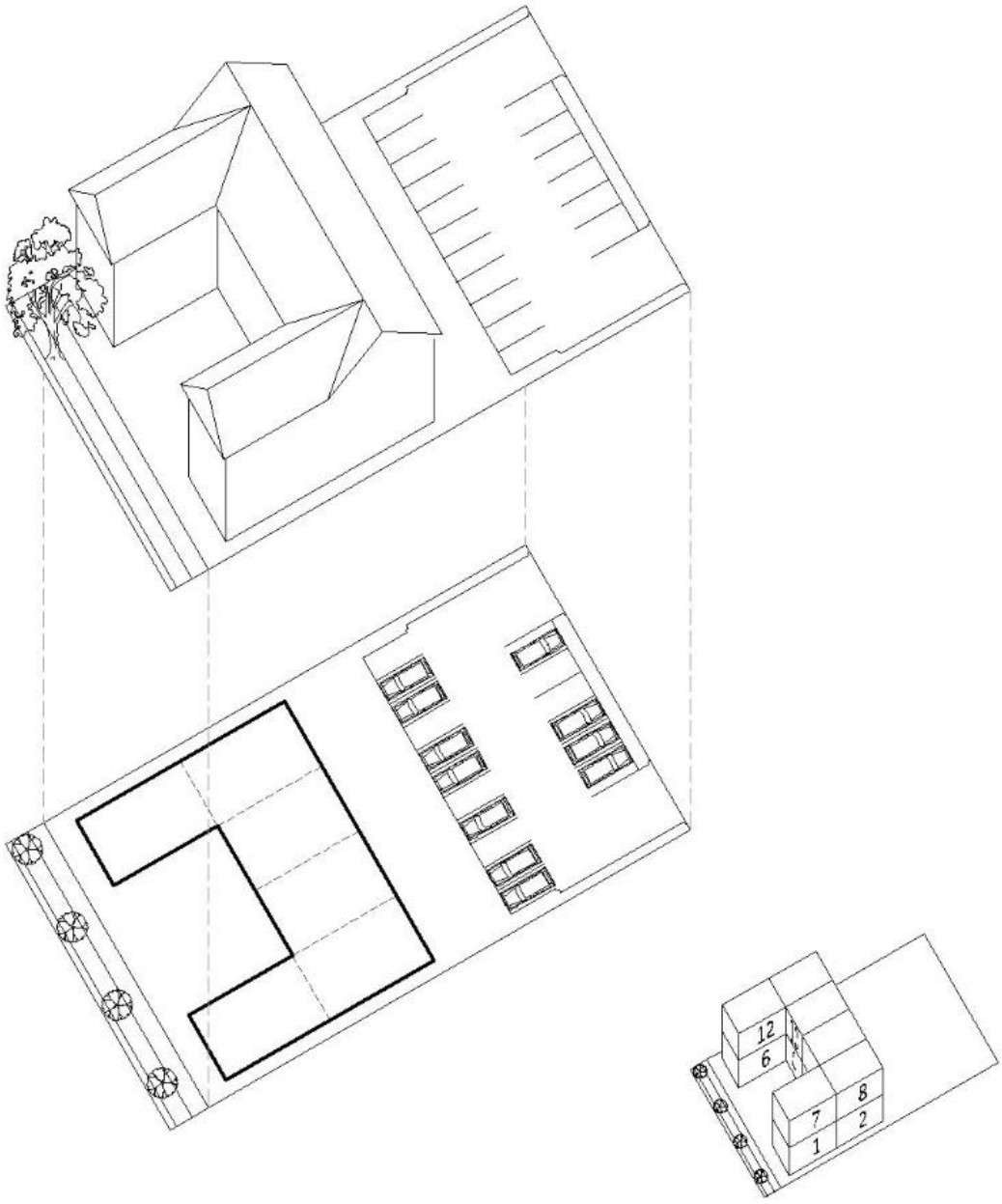
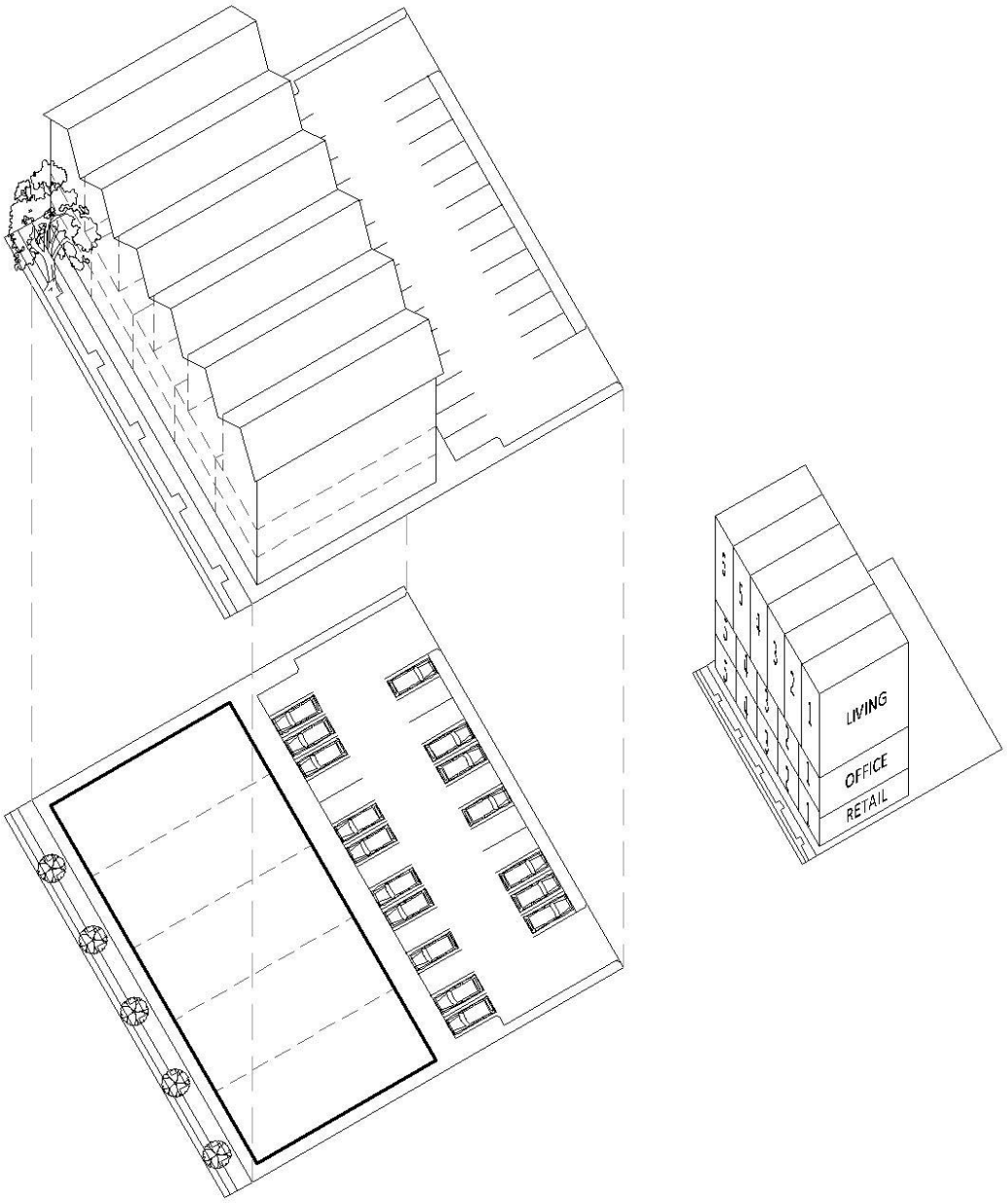
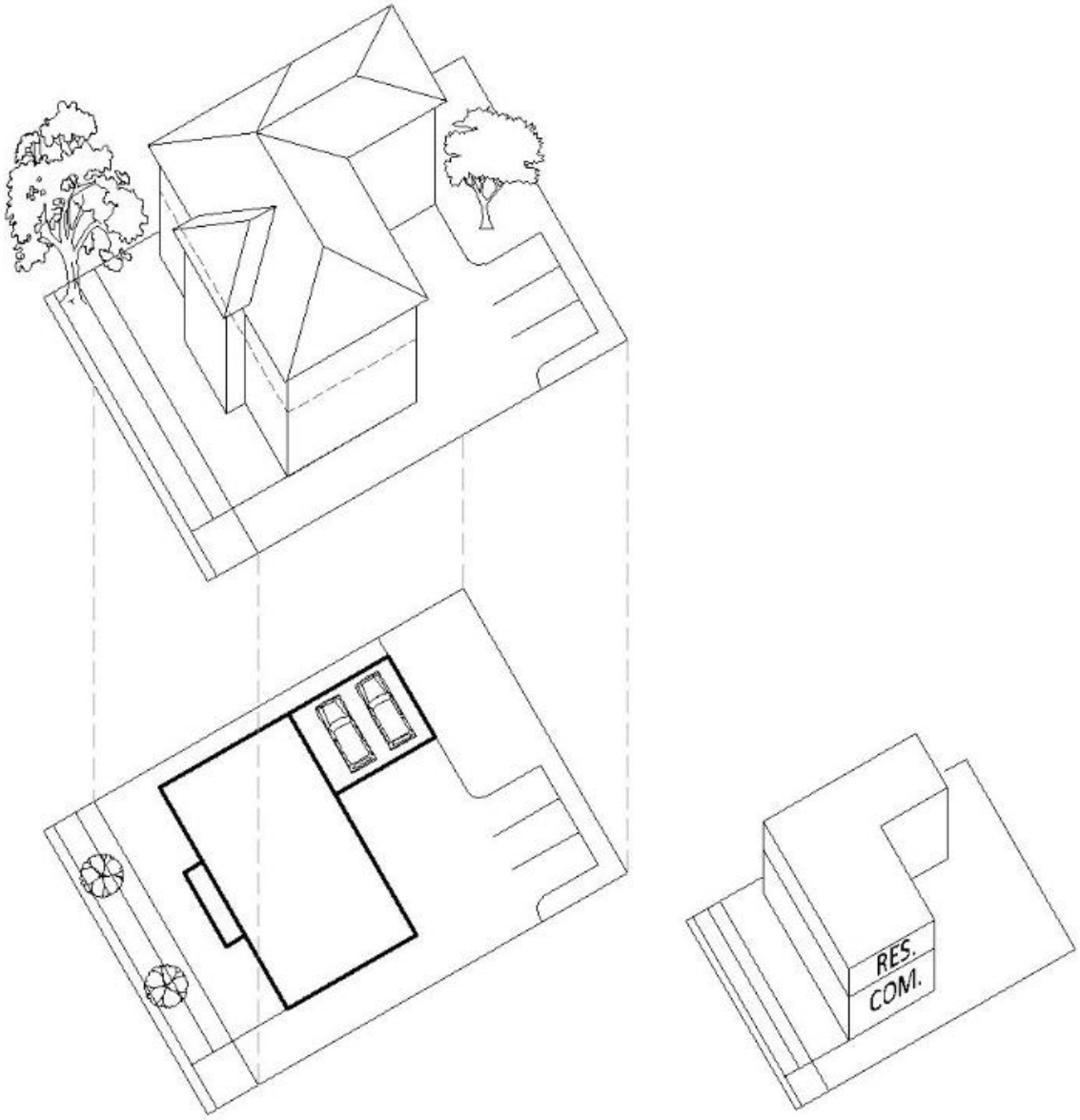
120



COURTYARD MULTI-FAMILY



MIXED USE



LIVE-WORK

3.4 PARKING STANDARDS

Standard A: Placement. All off-street parking shall be located twenty five feet (25') behind the frontline of buildings. Parking lots are not a permitted frontage form in a Traditional Neighborhood Zone. Notwithstanding the foregoing, commercial structures occupying a corner lot may have a parking lot fronting one side of the lot. Such a parking lot must be set back at least fifteen feet (15') from the back of sidewalk and screened from the street by at least a three and a half feet (3' 1/2) high landscaped berm or a solid masonry fence setback at least ten feet (10') from back of sidewalk. Parking standards in city ordinance, Title 10 Chapter 19, apply unless provided otherwise herein.

Standard B: Access. Off-street parking shall be accessed by lane, alley, or driveway. Lane or alley access to off-street parking is strongly preferred. If covered parking is provided within a garage, each dwelling unit may tandem park, if the garage and tandem parking spaces are associated with the same unit.

Standard C: Alley garages. Garages accessed from an alley must be set back a minimum of twenty-five feet (~~5'~~25') from the alley. Alley accessed garages must be set back a minimum of twenty feet (20'), measured from back of sidewalk or back of curb where no sidewalk exists, to qualify for tandem parking.

Standard D: Front-loading garages. Front-loading garages with driveway access are permitted; however, the width of the front-loading garage façade is limited to one third (1/3) of the width of the total dwelling façade, and the garage façade must be setback a minimum of twenty five feet (25') from behind the main house façade. If the front façade has varying frontlines, the garage setback is measured from the average of all the frontlines. On corner lots, side-loading garages are permitted on the frontage perpendicular to the main building façade, subject to a twenty foot (20') setback requirement.

Standard E: Required Off-Street Spaces.

- Studio/1 BR: 1.0 minimum
- 2 BR: 1.5 minimum
- 3+ BR: 2.0 minimum
- Commercial: minimum 2.0 per 1,000 SF
- Guest Parking: For housing projects with a density of six (6) dwelling units per acre or more there shall be provided guest parking spaces in the amount of one guest parking space per five (5) dwelling units. The guest parking spaces shall be located on premises and within two hundred feet (200') of the dwelling unit it is intended to serve.

CHAPTER 4: ARCHITECTURAL GUIDELINES

4.1 BUILDING & STREETSCAPE ELEMENTS

Guideline A: Architectural Consistency. A building greater than one story should clearly delineate the boundary between each floor of the structure through belt courses, cornice lines, or similar architectural detailing. Attached buildings within the same block must maintain consistent cornice lines in buildings of the same height within multi-family, row/townhome, non-residential, or mixed use structures. All building materials shall be high quality, such as brick, stone, stucco over stone, cement clapboard siding,

or similar materials. Multifamily buildings require contrasting building materials and textures, variations in rooflines, colors, reveals and belt courses, recessed windows and doors, and strongly expressed window mullions.

Guideline B: Compatibility of Building Forms. A building shall not be more than twice the permitted height of structures which are adjacent or across the street. A commercial or mixed-use building in Neighborhood General must be integrated into its mainly residential setting through scale and appearance. Generally, similar building forms should face across streets, and dissimilar building forms should abut at rear lot lines or across alleys.

Guideline C: Human-Oriented Scale & Design. A building's main entrance shall face a public street or common green and be clearly articulated through the use of architectural detailing. Windows and doors on the front façade of a building should create lines of sight between the building and the street. Doorways, windows, and other openings in the façade should be proportioned to reflect pedestrian scale and movement, and to encourage interest at the street level. All residential forms must incorporate a front porch with a minimum height of eighteen inches (18") above the back of sidewalk. Front porches must be a minimum width of one third (1/3) of the overall front façade, but not less than ten feet (10') wide, and eight feet (8') deep. The minimum ten feet (10') width and eight feet (8') depth porch requirements may be reduced for townhouse/ rowhouse and courtyard multifamily building forms during the TNZ process with approval by City Council, after recommendation from Planning Commission, if the following findings are present: (a) each dwelling is too narrow to comply with the standard, and (b) a reduction maintains the porch usability, design, and architecture form of the TNZ. Long, monotonous, uninterrupted walls or roof planes are prohibited.

Guideline D: Streetscape Elements. Street lighting and permanent signage shall comply with St. George City Code and Standards, unless otherwise expressed in the Chapter or Design Guidelines. Wall, awning and hanging signs are encouraged. A residential dwelling may have one permanent wall or hanging sign. A wall or hanging sign shall be limited to six (6) square feet. Signs shall not be illuminated and must be the same design as the main structure. A sign may be illuminated in the commercial form and only on the front facade facing the public street. Street trees are required in all neighborhood forms. Street trees shall generally be placed in planter strips at intervals of no more than thirty feet (30') unless utility placement or other conditions dictate alternative spacing.

Guideline E: Walls and Fencing. Block privacy walls no taller than six feet (6') are permitted in the rear and side yard areas of buildings. Side yard privacy walls must terminate at least twenty feet (20') behind the main building façade. A low decorative fence may be placed at the frontage line to set a spatial boundary with the street. Such a fence must be a picket or other type of view fence, where at least fifty percent (50%) of the fence is open and shall not exceed forty-eight inches (48") in height.

Guideline F: Accessory Structures, including Carriage Houses and Detached Garages.

1. Accessory structures may have zero (0') setbacks from the side and rear property line. No roof shall project across the property line. Stormwater runoff from the building shall not run onto an adjacent property.
2. Main dwelling and accessory buildings must be separated a minimum of six feet (6').
3. Accessory structures must meet all building code requirements and be of the same design, material, color, and quality as the main dwelling.

4. Accessory structures other than Carriage Houses and detached garages are limited to twenty-five percent (25%) rear yard coverage. Carriage Houses are limited to the square footage of the garage over which they are built. Detached garages are limited to fifty percent (50%) rear yard coverage.

5. Accessory structures other than Carriage Houses are limited to one (1) story and an overall height of fifteen feet (15'). Carriage Houses are limited to one (1) story above the garage (two (2) stories total) and an overall height of twenty five feet (25').

6. There shall be no kitchen or cooking facilities within an accessory structure , except a microwave, compact refrigerator (less than 7.75 cubic feet and thirty-six inches (36") or less in height), and wet bar sink (twelve inches (12") wide or less) are permitted.

7. Any accessory building placed over a utility easement shall require written approval from the joint utility committee;

8. If provided, the standards outlined in this Guideline F supersede inconsistent provisions of the St. George City Code, Section 10-14-12, as amended.

Guideline G: *Landscape Standards.* All landscaping must comply with St. George City Code Title 10 Chapter 25, and commercial forms must comply with 10-25-4, as amended, unless otherwise specified in the Design Manual. A landscape strip at least fifteen feet (15') wide must exist along the right of way of any property facing a street, unless the area is occupied with a building. Area between the right of way and building must be landscaped.

4.2 CIVIC SPACES: In order to be considered for the required Civic Space, the area must be useable and not located in a flood plain, floodway, erosions hazard boundary, or hillside with slopes greater than 20%. All Civic Space must be approved as part of the TNZ.

a. Park: A natural preserve available for structured and unstructured leisure and recreation. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, rock or other topographical features, meadows, water bodies, woodland, and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be four (4) acres. Larger, regional parks may be approved in all zones.

NE

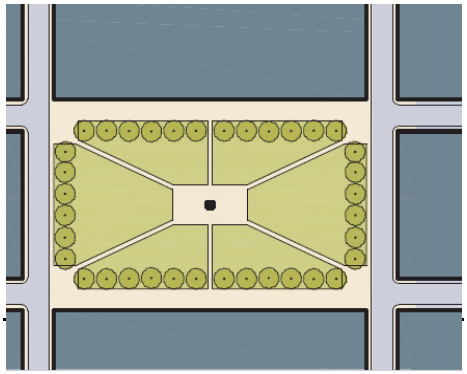
NG

b. Green: A smaller natural preserve for unstructured leisure and recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed, and minimal park furniture. The minimum size shall be half (1/2) acre and the maximum shall be four (4) acres.

NE

NG

c. Square: An open space available for unstructured recreation and civic use. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares should be located at the intersection of important thoroughfares. The minimum size shall be half (1/2) acre and the maximum shall be three (3) acres.



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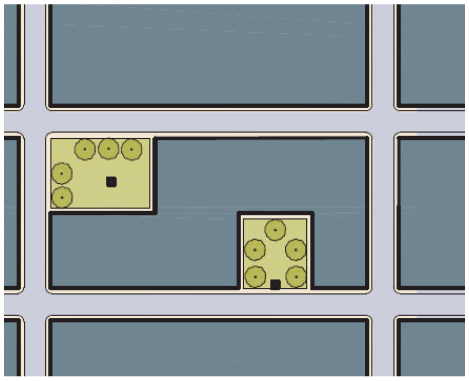
d. Playground: An open space designed and equipped for the recreation of children. Playgrounds shall be interspersed within residential areas and may be placed within a block or incorporated into a park or green. There shall be no minimum or maximum size.



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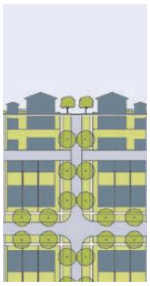

		NE NEIGHBORHOOD EDGE	NG NEIGHBORHOOD GENERAL
a.	BLOCK SIZE		
	Block Perimeter	2,400 ft. max.	2,000 ft. max.
b.	YARD DISPOSITION (Chapter 3.1)		
	Edgeyard	permitted	permitted
	Sideyard	permitted	permitted
	Rearyard	not permitted	permitted
c.	FRONTAGES (Chapter 3.2)		
	Front Yard	permitted	not permitted
	Porchyard	permitted	permitted
	Dooryard	not permitted	permitted
	Forecourt	permitted	permitted
	Stoop	not permitted	permitted
	Shopfront	not permitted	permitted
	Parking Lot	not permitted	not permitted
d.	BUILDING FORMS (Chapter 3.3)		
	Single Family Home	permitted	permitted
	Duplex (Twin or Stacked)	permitted	permitted
	Row/Town House	not permitted	permitted
	Bungalow Court/Paseo (not on corner lots)	permitted	permitted
	Stacked Multifamily (12 DU/12,000 s.f. max.)	not permitted	permitted
	Carriage House	permitted	permitted
	Mixed-Use Building (8,000 s.f. max.)	not permitted	permitted
	Neighborhood Commercial (10,000 s.f. max.)	not permitted	permitted
e.	BUILDING HEIGHT		
	Main Building, 35’ max	2 1/2 stories max.	3 1/2 stories max.
	Accessory Structures, 25’ max	2 stories max.	2 stories max.
f.	SETBACKS, MAIN BUILDING (min./max. in feet, measured from property line)		
	Front	15/20	5/10
	Side	0/15	0/12

	Rear	5' min.	5' min.
	Building Separations	10’ min	6’ min
g.	MINIMUM SETBACKS, Accessory Structures		
	Front	25' behind main building façade	25' behind main building façade
	Side	0'	0'
	Rear	0'	0'
	Alley Garage	5'	5'
h.	LOT OCCUPATION		
	Minimum Lot Width	50'	18'
	Maximum Lot Width	120'	No max
	Lot Coverage	60% max.	75% max.
i.	CIVIC SPACES (Chapter 4.2)		
	Park	permitted	permitted
	Green	permitted	permitted
	Square	permitted	permitted
	Playground	permitted	permitted

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EXHIBIT B

POWERPOINT PRESENTATION

Parking & Alleyways

2022-ZRA-006

10-7B

District	Lot Area Minimum in Square Feet	Minimum Lot Width/ Frontage	Minimum Yard Setbacks		
			Front and Street Side	Side	Rear
R-1-6	6,000	70'	~~20'~~25'	6' where public utility easement doesn't exist 8' if public utility easement exists	10'
R-1-7	7,000	70' or 65' in the central city	25'	6' where public utility easement doesn't exist	10'

10-7E

Rear yard Exception:	10' Detached garage is allowed in the rear yard; if garage is accessed by an alley, a ~~5'~~ 25' setback is required from the alley
Side yard	8' (5' provided, no easements or public utilities are located in the side yard)

10-7F

Lot Size	Maximum Lot Coverage	Minimum Area Landscaped Area	Minimum Yard Setbacks		
			Front and Street Side	Side	Rear
The minimum lot size in single-family residential subdivisions with private individual lots (no common area within lots) 5,000 square feet.	50%	30%	15' ~~20'~~ 25' for a garage or carport	Setback: Adjacent to single-family zone: 30' if building height is more than one story or 20' or greater; 8' if building height is one story or less than 20'; 10' if building height is more than one story or 20' or greater.	Setback: Adjacent to single-family zone: 30' if building height is more than one story or 20' or greater; 10' if building height is one story or less than 20'; 20' if building height is more than one story or 20' or greater. Adjacent to a street: 20' with a 6' privacy wall along street right-of-way
Building separation for detached single-family projects, where common or limited common area between structures; no fence and no retaining wall exists between units or building offsets.	50%	30%	15' ~~20'~~ 25' for a garage or carport, measured from back of sidewalk (or back of curb where no sidewalk exists.)	Adjacent to single-family zone: 30' if building height is more than one story or 20' or greater. Otherwise: 3' if approved during zone change; 10' if height is	Adjacent to single-family zone: 30' if building height is more than one story or 20' or greater. Otherwise: 10' if height is less than 20'; 20' if height is 20' or greater On a separate lot: 8'

10-19

6. Garages accessed by a twenty-foot (20') wide paved rear alley shall have a minimum twenty-five-foot (~~5'~~25') setback from the alley; provided, the dwelling fronts on:

   a. A public street; or

   b. A private street which meets the public street pavement-width standard.

4. *All Other Dwellings:*

   a. All other dwellings, including mixed-use residential, townhouses and condominiums, shall have two (2) parking spaces per dwelling unit, at least one (1) of which shall be covered and shall be within 200' of the units they are intended to serve. Covered parking may be located within the side and rear setback areas. For projects with more than one hundred (100) dwelling units, with commonly accessed parking, the ~~land use authority~~ City Council, through a rezone request, may reduce the parking space requirement to one and one-half (1½) spaces per unit ~~upon proof that two (2) spaces per unit is an excessive amount of parking;~~ with findings that may include but are not limited to:

      i. substantial evidence in the form of a parking study which indicates that two spaces is excessive;

      ii. The unit size mix is such that a reduced number of parking stalls is warranted;

      iii. The proposed development is within close proximity to necessary services such as transit, employment, shopping, etc.;

      iv. Sufficient guest parking has been provided elsewhere on the site.

5. *Guest Parking:* For multi-family or townhouse housing projects ~~with a density of six (6) dwelling units per acre or more~~ there shall be provided guest parking spaces in the amount of one (1) guest parking space per three (3) dwelling units. The guest parking spaces shall be located on premises and within two hundred feet (~~200'~~400') of the dwelling unit they are intended to serve.

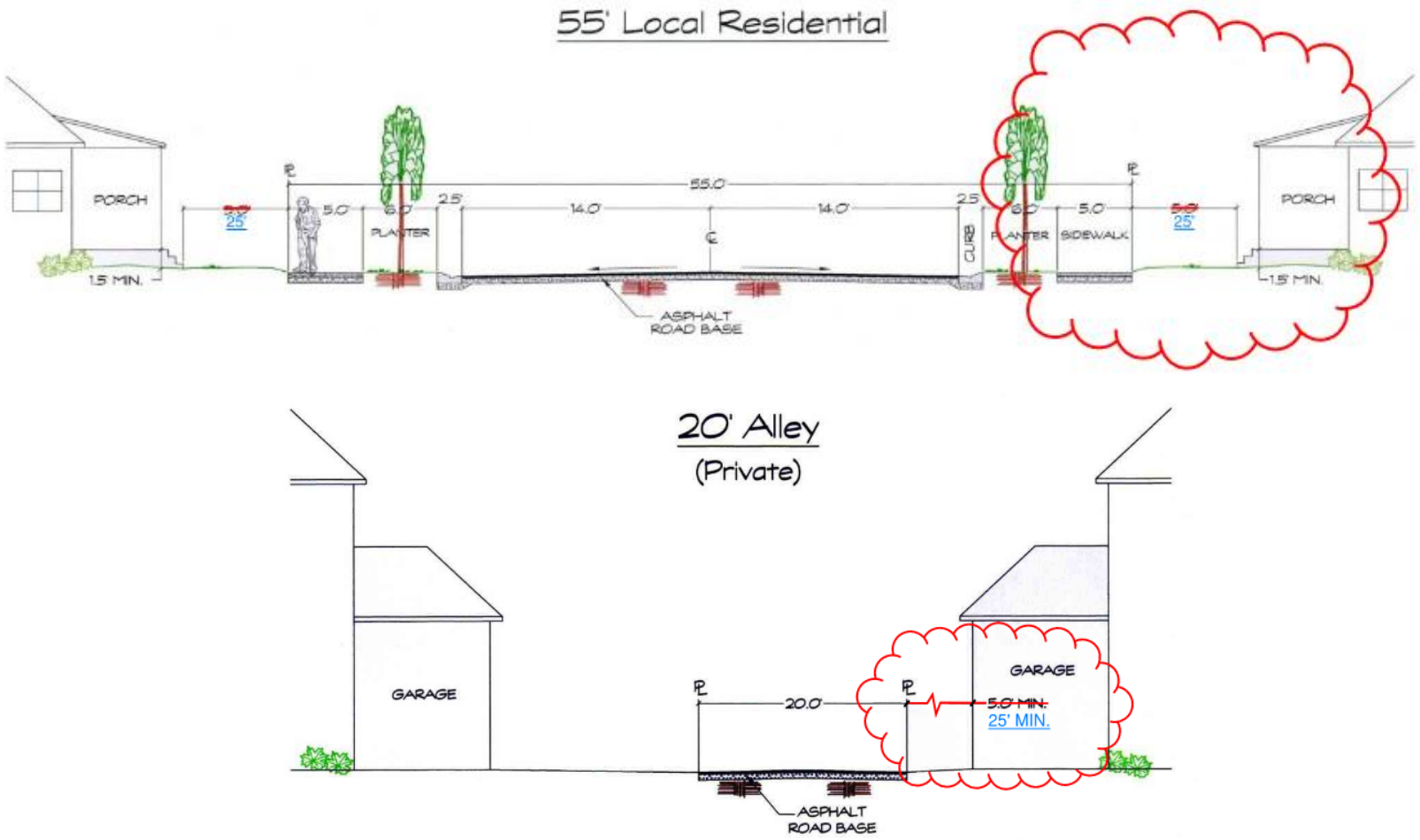
6. *Parking Vehicles on Front Lawns or Setback Areas:* Parking vehicles is prohibited on front lawns, sidewalks, required landscape area, front setback or street-side setback areas. Parking is permitted in the front setback on an approved paved surface. Parking is permitted in the side front setback area on gravel.

7. *Short-Term Rental Parking:* For each single-family and two (2) family short-term rental property:

   a. ~~Two (2) parking spaces provided per dwelling unit, one (1) of which shall be covered~~ A minimum of two off-street parking spaces are required per unit, plus additional off-street parking so that a ratio of one parking stall per bedroom is met. At least one of the required stalls shall be covered;

   b. On-street parking does not qualify for parking requirements.

TNZ Design Manual & Form Based Code



TNZ Design Manual & Form Based Code

unit may tandem park, if the garage and tandem parking spaces are associated with the same unit.

Standard C: Alley garages. Garages accessed from an alley must be set back a minimum of twenty-five feet (~~5'~~25') from the alley. Alley accessed garages must be set back a minimum of twenty feet (20'), measured from back of sidewalk or back of curb where no sidewalk exists, to qualify for tandem parking.

Standard D: Front-loading garages. Front-loading garages with driveway access are permitted:

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 10 OF THE ST. GEORGE CITY CODE, TO CLARIFY PROVISIONS REGARDING SETBACKS ALONG ALLEYWAYS, PARKING LOCATION REQUIREMENTS, AND FINDINGS FOR PARKING DEVIATIONS.

WHEREAS, the City Council has determined that it is in the best interest of the City and the public to amend provisions of city code, Title 10 to clarify provisions regarding setbacks along alleyways, parking location requirements, and findings for parking deviations; and

WHEREAS, after careful consideration, the city council has determined that amending Title 10 is in the best interest of the health, safety and welfare of the citizens of St. George to provide parking and setback standards throughout the city.

WHEREAS, the Planning Commission held a public hearing on December 13, 2022, and thereafter forwarded a recommendation for approval of the requested zone change to the City Council; and

NOW, THEREFORE, BE IT ORDAINED, by the St. George city council, as follows:

Section 1. Repealer. Any provision of the St. George city code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The St. George city code is hereby amended by adopting changes and revisions to Title 10 for the protection of the City and the public, as set forth in Exhibit 'A' attached hereto and incorporated herein.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon execution below and upon posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 5th day of January 2023.

CITY OF ST. GEORGE:

_____
Michele Randall, Mayor

ATTEST:

_____
Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

_____
Jami R. Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

Councilmember Hughes _____
Councilmember McArthur _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____

EXHIBIT A

10-7B-3:

LOT AREA, WIDTH, YARD REQUIREMENTS:

A. The minimum lot area, width, yard and landscaping requirements in each zone below are as follows:

District	Lot Area Minimum in Square Feet	Minimum Lot Width/ Frontage	Minimum Yard Setbacks		
			Front and Street Side	Side	Rear
R-1-6	6,000	70'	~~20'~~25'	6' where public utility easement doesn't exist 8' if public utility easement exists	10'
R-1-7	7,000	70' or 65' in the central city residential area	25'	6' where public utility easement doesn't exist 8' if public utility easement exists	10'
R-1-8: Lot size averaging:	8,000 Not less than an 80% reduction	70' or 65' in the central city residential area Not less than 65'	25'	8'	10'
R-1-10 Lot size averaging:	10,000 Not less than a 70% reduction	80' Not less than a 70% reduction	25'	8'	10'
R-1-12 Lot size averaging:	12,000 Not less than a 70% reduction	90' Not less than a 70% reduction	25'	8'	10'
R-1-20 Lot size	20,000 Not less than a	100' Not less than a 70%	25'	8'	10'

District	Lot Area Minimum in Square Feet	Minimum Lot Width/ Frontage	Minimum Yard Setbacks		
			Front and Street Side	Side	Rear
averaging:	70% reduction	reduction			
R-1-40 Lot size averaging:	40,000 Not less than a 70% reduction	200' Not less than a 70% reduction	25'	8'	10'

10-7E-2:

DEVELOPMENT STANDARDS:

A. All dwellings/dwelling units shall front on a public street.

B. All streets within the RCC zone shall comply with St. George standard specifications for design and construction, and be a public street, or an RCC modified street, with a minimum width of twenty-seven feet (27') of pavement along the entire depth of the property, with the additional following reduced standards:

1. Twenty feet (20') of pavement is required along the street side yard of an existing house;

2. HB30-7 curb and gutters on each side (five feet (5') total);

3. Four-foot (4') wide sidewalk on both sides of the street;

4. Only one (1) four-foot (4') wide sidewalk is required if the new dwellings front only on one (1) side of the RCC modified street. Sidewalk shall be located on the new dwelling side of the street;

5. If new modified street is adjacent to existing side or rear lots, a six-foot (6') solid block wall is required along the existing lots. The wall shall not be located in the required front yard setback of existing lots;

6. Six-foot (6') solid fencing on a street side yard shall not be located in the required setback. However, a six-foot (6') decorative fence, such as a picket fence or a wrought iron fence with at least fifty percent (50%) of the fence open (up to fifty percent (50%) may be

solid, or non-see-through) shall be allowed in the required street side yard setback.

C. All alleys shall comply with St. George standard specifications for design and construction and be a minimum of twenty feet (20') wide when serving garages in the rear yards of lots with dwellings that front on a public street.

D. Legally existing multiple-family dwelling units may be replaced with the same or lesser number of units; provided, such replacement meets all multiple-family code requirements in article C of this chapter, and meets all architectural design standards contained in this chapter. The replacement units shall obtain a building permit within twelve (12) months of abandonment, vacancy, discontinuation of use, or demolition of the nonconforming units, whichever is sooner. If a building permit is not obtained, all residential central city zone standards for new construction control.

E. All new subdivision and development within the RCC zone shall comply with the following minimum standards and the architectural design standards:

Minimum lot area	5,000 square feet
Minimum lot width/ frontage	40'
Front yard(s) Exception:	15' from back of sidewalk; garage setback shall be a minimum of 25' from property line Elevated open front porch, only up to 5' in the setback
Rear yard Exception:	10' Detached garage is allowed in the rear yard; if garage is accessed by an alley, a ~~5'~~ 25' setback is required from the alley
Side yard Exception:	8' (5'; provided, no easements or public utilities are located in the side yard) Structures with existing nonconforming setbacks may expand the existing structure and maintain the same setback
Street side yard, existing dwelling	5' from back of sidewalk, if the side yard is adjacent to a RCC modified street
Street side yard	15' from back of sidewalk; garage setback shall be a minimum of 25' from property line

Exception:	Elevated open front porch, only up to 5' in the setback

10-7F-5:

PD-R PLANNED RESIDENTIAL DEVELOPMENT STANDARDS:

A. *Minimum Zone Requirements:* Each planned residential development zone application shall include a minimum of fifteen thousand (15,000) square feet and four (4) dwelling units.

B. *Maximum Density:* The density shall match the general plan land use map and shall not exceed the maximum density of twenty-two (22) dwelling units per acre.

C. *Height Regulations:* No residential dwelling shall be erected to a height less than ten feet (10') and no structure shall be greater than forty feet (40'). The city council, after recommendation from the planning commission, may approve increased building height upon making a finding, as part of a zone change approval, that the increase in height will fit harmoniously into the neighborhood, minimizing any negative impacts, after considering the following:

1. Proposed setbacks provide an appropriate buffer to neighboring properties;
2. Increased landscaping enhances the project and reduces any negative impacts;
3. Site layout and design enhance the project and reduce any negative impacts;
4. The massing and building scale is appropriate for the location;
5. The proposed height increase is appropriate for the area; and
6. The increase in height is consistent with any applicable master plan.

D. *Area, Coverage, Density, Yard, Common Area and Landscaping Requirements:* The minimum lot area, maximum density, maximum lot coverage, yard and common open space/landscaping requirements are as follows:

Lot Size	Maximum Lot Coverage	Minimum Area Landscaped Area	Minimum Yard Setbacks		
			Front and Street Side	Side	Rear
The minimum lot size in single-family residential subdivisions with private individual lots (no common area within lots) 5,000 square feet.	50%	30%	15' ~~20'~~ 25' for a garage or carport	Setback: Adjacent to single-family zone: 30' if building height is more than one story or 20' or greater; 8' if building height is one story or less than 20'; 10' if building height is more than one story or 20' or greater.	Setback: Adjacent to single-family zone: 30' if building height is more than one story or 20' or greater; 10' if building height is one story or less than 20'; 20' if building height is more than one story or 20' or greater. Adjacent to a street: 20' with a 6' privacy wall along street right-of-way
Building separation for detached single-family projects, where common or limited common area between structures; no fence and no retaining wall exists between units or building offsets.	50%	30%	15' ~~20'~~ 25' for a garage or carport, measured from back of sidewalk (or back of curb where no sidewalk exists.)	Adjacent to single-family zone: 30' if building height is more than one story or 20' or greater. Otherwise: 3' if approved during zone change; 10' if height is	Adjacent to single-family zone: 30' if building height is more than one story or 20' or greater. Otherwise: 10' if height is less than 20'; 20' if height is 20' or greater On a separate lot: 8'

Lot Size	Maximum Lot Coverage	Minimum Area Landscaped Area	Minimum Yard Setbacks		
			Front and Street Side	Side	Rear
				less than 20'; 20' if height is 20' or greater. On a separate lot: 8'	
Building Separation for Detached Units and Multiple-Family Dwellings		**Side**		**Rear**	
Where a property line, fence, retaining wall over 3' or similar boundary line separates units (any ownership designation other than "common area")		Setback: 8' if height is one story or less than 20'; 10' if height is greater than one story or 20'		Setback: 10' or 20' if height is greater than one story or 20'	
Maximum density: As approved by the city council with recommendation from the planning commission and not to exceed 22 DUA, and the general plan land use map limits.					

10-19-3:

ACCESS TO INDIVIDUAL PARKING SPACES:

Except for single-family and two (2) family dwellings, access to each parking space shall be from a private driveway and not from a public street, unless all driveway separation requirements are met.

A. *One-Way Driveway Width:* One-way driveways shall be a minimum of twelve feet (12') in width.

B. *Two-Way Driveway Width:* Two-way driveways shall be of a minimum width as follows:

1. Twelve feet (12') for a single-family dwelling, providing access to parking spaces directly

off of a street without having to go past another building.

2. Sixteen feet (16') for a single-family or a two (2) family dwelling that must go past another building to access parking spaces, with a minimum unobstructed two-foot (2') width on both sides of the driveway; or a two (2) family dwelling, providing access to parking spaces directly off of a street without having to go past another building.

3. Eighteen feet (18') for a single-family or a two (2) family dwelling that must go past another building to access parking spaces where there are obstructions (i.e., walls, trees, etc.) adjacent to one or both sides of the driveway.

4. Twenty-eight feet (28') for commercial, manufacturing and all other residential developments for the drive approach, and twenty-five feet (25') for the drive aisles.

5. Additionally, a minimum of twenty feet (20') is required for any dwelling or building when any portion of an exterior wall of the first story is located more than one hundred fifty feet (150') from fire department vehicle access. Vertical clearance, surface, turnarounds and other requirements contained in the International Fire Code shall apply. Exceptions and modifications may apply as approved by the fire chief.

6. Garages accessed by a twenty-foot (20') wide paved rear alley shall have a minimum twenty-five-foot (~~5'~~25') setback from the alley; provided, the dwelling fronts on:

a. A public street; or

b. A private street which meets the public street pavement-width standard.

C. *Garage and Carport Spaces:* Garage and carport spaces shall be counted as one (1) parking space unless such garage or carport is a minimum of four hundred eighty (480) square feet with a minimum width of twenty feet (20'). (Ord. 2019-10-002, 10-10-2019)

10-19-4:

RESIDENTIAL AREA REQUIREMENTS:

A. *Number of Spaces for Residential Development:* The number of off-street parking spaces required for residential development and mixed-use residential shall be as follows:

1. Single-family dwelling: two (2) parking spaces per single-family dwelling, one (1) of which shall be covered. Tandem parking shall be allowed in single-family subdivisions only.

2. Planned development student housing (PD-SH): one (1) parking space for each student/occupant, plus one (1) space for a manager, where an on-site office is established. All parking shall be on site; no street parking or tandem parking shall be counted toward meeting the parking requirement. No parking area shall be located within the required front setback facing a public street, or more than one hundred feet (100') away from the premises it is intended to serve.

3. Required student/occupant parking in a PD-SH shall be reduced to three-quarters (¾) parking space per student/occupant, where the following criteria are met:

a. The student/occupant housing is new multifamily construction with ten (10) or more units and is located within the "student pedestrian emphasis area" as shown on Figure 1 attached to the ordinance codified in this title; and

b. Each property that utilizes this parking reduction shall specify on all rental contracts whether or not an automobile parking space is provided for that individual tenant, and no more than seventy-five percent (75%) of the tenants may be in possession of an automobile; and

c. The property owner shall enter into an agreement with the city and with Dixie State University stating that the property owner is responsible for monitoring compliance with the above-stated criteria for a student/occupant parking reduction. Monitoring shall include a semiannual report to the city and Dixie State University prepared by the property owner indicating the number and percentage of tenants in possession of an automobile; and

d. Lighted bicycle parking is provided on a hard-surface area adjacent to the student housing at a ratio of one (1) space per every ten (10) students/occupants; and

e. One-half (½) of the parking spaces are covered; and

f. The student/occupant parking reduction does not reduce or alter the other parking requirements in this section.

4. *All Other Dwellings:*

a. All other dwellings, including mixed-use residential, townhouses and condominiums, shall have two (2) parking spaces per dwelling unit, at least one (1) of which shall be covered and shall be within 200' of the units they are intended to serve. Covered parking may be located within the side and rear setback areas. For projects with more than one hundred (100) dwelling units, with commonly accessed parking, the ~~land use authority~~ City Council, through a rezone request, may reduce the parking space requirement to one and one-half (1½) spaces per unit ~~upon proof that two (2) spaces per unit is an excessive amount of parking;~~ with findings that may include but are not limited to:

i. substantial evidence in the form of a parking study which indicates that two spaces is excessive;

ii. The unit size mix is such that a reduced number of parking stalls is warranted;

iii. The proposed development is within close proximity to necessary services such as transit, employment, shopping, etc.;

iv. Sufficient guest parking has been provided elsewhere on the site.

b. No street parking shall be counted toward meeting the parking requirement;

c. Tandem parking shall not count toward the parking requirement. However, if covered parking is provided within a garage, each dwelling unit may tandem park in the front setback, if the garage and tandem parking spaces are associated with the same unit. Garage must be set back a minimum of twenty-five feet (~~20'~~25') measured from back of sidewalk or curb where no sidewalk exists to qualify for tandem parking. Interior of garage must be unobstructed and accessible to qualify as covered parking;

d. No parking area shall be located within the required front setback facing a public street, or more than four hundred feet (400') away from the premises it is intended to serve. All required parking shall be on site;

e. Minimum of two (2) bicycle parking per project and an additional two (2) per one hundred (100) vehicle parking spaces.

5. *Guest Parking:* For multi-family or townhouse housing projects ~~with a density of six (6) dwelling units per acre or more~~ there shall be provided guest parking spaces in the amount

of one (1) guest parking space per three (3) dwelling units. The guest parking spaces shall be located on premises and within two hundred feet (~~200'~~400') of the dwelling unit they are intended to serve.

6. *Parking Vehicles on Front Lawns or Setback Areas:* Parking vehicles is prohibited on front lawns, sidewalks, required landscape area, front setback or street-side setback areas. Parking is permitted in the front setback on an approved paved surface. Parking is permitted in the side front setback area on gravel.

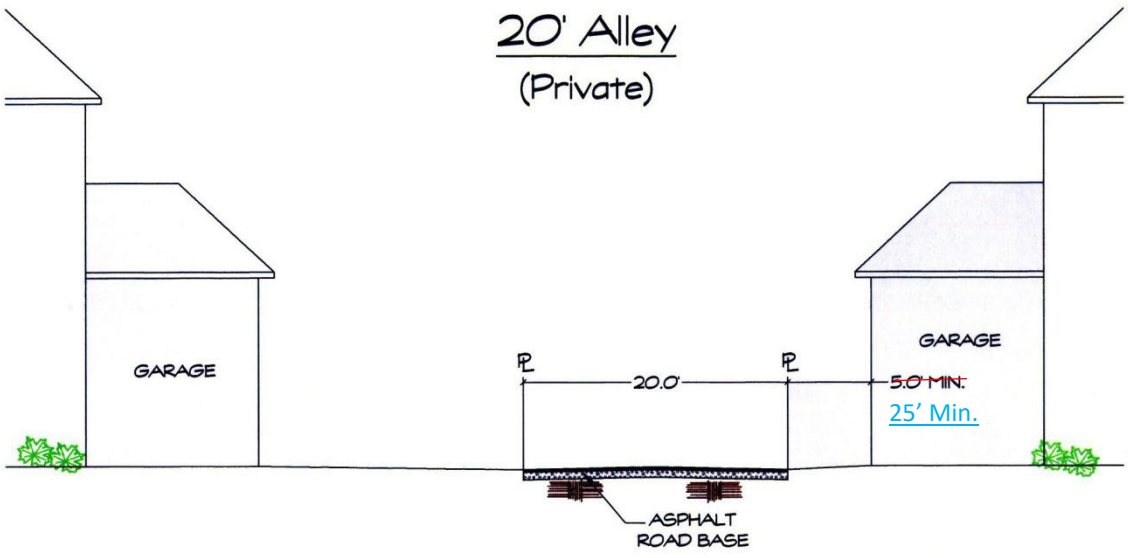
7. *Short-Term Rental Parking:* For each single-family and two (2) family short-term rental property:

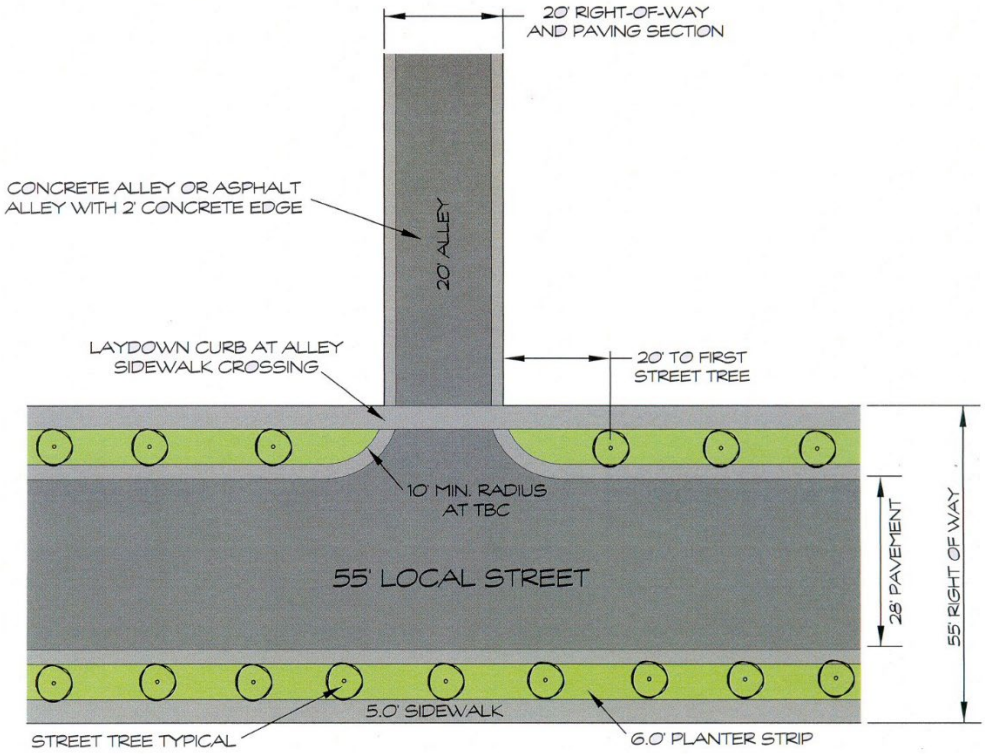
a. ~~Two (2) parking spaces provided per dwelling unit, one (1) of which shall be covered~~ A minimum of two off-street parking spaces are required per unit, plus additional off-street parking so that a ratio of one parking stall per bedroom is met. At least one of the required stalls shall be covered;

b. On-street parking does not qualify for parking requirements.

PLANNED DEVELOPMENT – TRADITIONAL NEIGHBORHOOD ZONE
Design Manual & Form-Based Code

2.2 Residential Alley





TYPICAL INTERSECTION
Alley & Local Street

3.4 PARKING STANDARDS

Standard A: Placement. All off-street parking shall be located twenty five feet (25') behind the frontline of buildings. Parking lots are not a permitted frontage form in a Traditional Neighborhood Zone. Notwithstanding the foregoing, commercial structures occupying a corner lot may have a parking lot fronting one side of the lot. Such a parking lot must be set back at least fifteen feet (15') from the back of sidewalk and screened from the street by at least a three and a half feet (3' 1/2) high landscaped berm or a solid masonry fence setback at least ten feet (10') from back of sidewalk. Parking standards in city ordinance, Title 10 Chapter 19, apply unless provided otherwise herein.

Standard B: Access. Off-street parking shall be accessed by lane, alley, or driveway. Lane or alley access to off-street parking is strongly preferred. If covered parking is provided within a garage, each dwelling unit may tandem park, if the garage and tandem parking spaces are associated with the same unit.

Standard C: Alley garages. Garages accessed from an alley must be set back a minimum of twenty-five feet (~~5'~~25') from the alley. Alley accessed garages must be set back a minimum of twenty feet (20'), measured from back of sidewalk or back of curb where no sidewalk exists, to qualify for tandem parking.

Standard D: Front-loading garages. Front-loading garages with driveway access are permitted; however, the width of the front-loading garage façade is limited to one third (1/3) of the width of the total dwelling façade, and the garage façade must be setback a minimum of twenty five feet (25') from behind the main house façade. If the front façade has varying frontlines, the garage setback is measured from the average of all the frontlines. On corner lots, side-loading garages are permitted on the frontage perpendicular to the main building façade, subject to a twenty foot (20') setback requirement.

Standard E: Required Off-Street Spaces.

- Studio/1 BR: 1.0 minimum
- 2 BR: 1.5 minimum
- 3+ BR: 2.0 minimum
- Commercial: minimum 2.0 per 1,000 SF
- Guest Parking: For housing projects with a density of six (6) dwelling units per acre or more there shall be provided guest parking spaces in the amount of one guest parking space per five (5) dwelling units. The guest parking spaces shall be located on premises and within two hundred feet (200') of the dwelling unit it is intended to serve.