

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
JANUARY 30, 2014, 4:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Gil Almquist
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Joe Bowcutt
Councilmember Bette Arial
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Councilmember Almquist and the invocation was offered by Tim Martin.

Mayor Pike welcomed newly appointed Councilmember Arial.

Councilmember Randall mentioned the Local Officials Day at the Legislature in which all Councilmembers and Mayor attended yesterday.

Mayor Pike stated he would like to have item 6E be heard first.

APPOINTMENTS:

Mayor Pike asked the Council for a motion to appoint a Mayor Pro Tem.

MOTION: A motion was made by Councilmember Hughes to appoint Councilmember Almquist as Mayor Pro Tem.

SECOND: The motion was seconded by Councilmember Randall.

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

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Mayor Pike advised that he has met with three of the esteemed Planning Commission members whose terms have expired. He feels it is a good opportunity to thank them and give new members the chance to serve. He would like to appoint Diane Adams, Don Buehner and Todd Staheli to serve on the Planning Commission to replace Ron Bracken, Ron Read and Kim Campbell, to be effective March 1, 2014. Additionally, he would like to appoint Doug Solstad to replace Gloria Shakespeare on the St. George Housing Authority board since she and her husband are on an LDS mission.

City Attorney Shawn Guzman advised the terms of the appointments will need to be specified and that they need to be staggered. This will be clarified at a later date to be made part of the record.

MOTION: A motion was made by Councilmember Almquist to approve the appointments made by Mayor Pike.

SECOND: The motion was seconded by Councilmember Hughes.

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

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye

Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Mayor Pike advised that he would like to appoint Brooke Smith, Judith Mayfield, Annette Hansen, Rene Fleming and Miriam Palma for Deputy City Recorders.

MOTION: A motion was made by Councilmember Randall to approve all of them as Deputy City Recorders.

SECOND: The motion was seconded by Councilmember Bowcutt.

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

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Mayor Pike advised he would like to try a few things. Starting February 6, 2014, regular meetings which are held on the 1st and 3rd Thursdays, will begin at 5:00 p.m. rather than 4:00 p.m. to give the public more of an opportunity to participate. Work meetings, which are held on the 2nd and 4th Thursdays will continue to start at 4:00 p.m.

Councilmember Bowcutt stated that this time change is just a trial. As long as it is successful, the meetings will stay at 5:00.

Mayor Pike advised that rather than having a public forum on the 5th Wednesday he would like to try having 15 minutes at the beginning of the first regular meeting of each month to allow for open comments from the public. There will be forms to fill out for those who wish to have their comments heard. There are 3 rules that will apply: 1) they need to be a resident of the city of St. George; 2) comments will be done in a very respectful manner; and 3) if there are pending matters, the items will not be discussed if the other party is not allowed to represent themselves. Comments from the public will be included on the agenda for the 1st Thursday of each month. Additionally, work meeting agendas will now include an item in which Councilmembers can discuss their committee and board items.

City Manager Gary Esplin advised that the request for a conditional use permit to allow for a garage height was not added to agenda will be heard next week.

FINANCIAL REPORT:

Consider approval of the financial report for December, 2013.

City Manager Gary Esplin advised the financial report appears to be looking well, especially in the General Fund. The latest sales tax numbers are up while most of the state saw decreases. With the snow, golf courses could face issues as well as the increase cost of power for the Power Department.

Councilmember Almquist inquired, with regard to the Dixie Center, about the revenues versus expenditures.

City Manager Gary Esplin explained that the revenues are not shown since they are being generated, rather, the report shows the 1% room tax that the City receives. There are some costs that the City is reimbursed for.

MOTION: A motion was made by Councilmember Arial to approve the financial report.

SECOND: The motion was seconded by Councilmember Almquist.

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

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid to JMI Constructors for a new neighborhood park in Little Valley.

City Manager Gary Esplin advised the bid is for Silkwood Park in the Little Valley area. The proposal with the developer was to take the private park and expand it into a larger park. The City would take over the operation and maintenance. This bid is to construct the park which is included in this year's budget.

Purchasing Manager Connie Hood advised the bid is for Silkwook Park. JMI Constructors was the low bid at \$385,301.22 which is below the engineer's estimate.

Councilmember Almquist inquired if the bid is quite a bit lower than another one, how does staff ensure that something is not missing.

Ms. Hood replied that there is an itemized bid list that is reviewed by the project engineer and the group that puts the summary together. JMI is a local contractor.

MOTION: A motion was made by Councilmember Almquist to approve the bid award to JMI Constructors for \$385,301.22 for Silkwood Park in the Little Valley area.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

DESIGN AND ENGINEERING CONTRACT:

Consider approval to hire an architect and engineer for the design and engineering of the Electric Theater restoration/renovation project.

City Manager Gary Esplin advised that this item is in the current budget. If approved, this will allow for a contract with Kim Campbell and Ron Larsen for the design and engineering. When the FY14 budget was approved, Council authorized approximately \$300,000.00 to stabilize the theater and to design the two adjacent buildings. This particular contract is for the stabilization of the theater with a cost of \$154,938.00

Councilmember Arial inquired about what type of project is this.

City Manager Gary Esplin advised the theater was built in the early 1900's or late 1800's and is part of the downtown revitalization to protect historic preservation and economic development. The theater will provide a place for the art groups and is a form of economic development. When the consultant was hired to look if a major theater was needed downtown, it was suggested that as part of downtown it should have an arts district.

Councilmember Hughes stated that he was reluctant on this issue initially. This project was not on his top priority list. Now, he can see the wisdom in having the facility. It is a historic preservation project and it is going to benefit the downtown area.

MOTION: A motion was made by Councilmember Hughes to approve the contract for design and engineering of the Electric Theater with Kim Campbell and Ron Larsen for \$154,938.00.

SECOND: The motion was seconded by Councilmember Almquist.

Councilmember Almquist stated that the Council will receive options on what can happen with the buildings. Previously, there was a presentation on how the buildings can be used.

Leisure Services Director Kent Perkins advised that there have been focus groups and a number of individuals came in to have their input included. The intent was to meet with the architect and review the report based on the needs of the community.

City Manager Gary Esplin advised with regard to the structure itself, there are only a couple of options. He explained that the options are either preserving all of the existing buildings or preserve only the theater and tear down the other two buildings and redoing the frontage as it was historically. The outside of the building will be restored similar to what it was in 1911. The inside restoration will need to be decided.

Councilmember Arial stated she believes this is a fabulous idea. It makes sense to have things up to date for the arts.

Mayor Pike stated that it was a movie theater, however, the hope is to use the building for other things.

Mr. Perkins advised there has been a lot of research done over the past few weeks as well as discussions with some of the folks that were originally involved when the theater was built.

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

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PROFESSIONAL SERVICES AGREEMENT:

Consider approval of a professional services agreement with CRSA for the Master Plan site review for Fleet.

Support Services Manager Marc Mortensen advised the agreement is with CRSA to Master Plan the Fleet facility. The department is growing quickly with the services that they provide. The current budget includes new refueling tank and pumps, however, due to possible future expansion, staff is not sure if the original location is the right place to put them. This contract is for CRSA to review the future needs of Fleet including mass transit. Some of the funds set aside for the tanks will be used for this agreement.

MOTION: A motion was made by Councilmember Randall to approve the professional services agreement with CRSA for a site review for Fleet in the amount of not to exceed \$26,000.00

SECOND: The motion was seconded by Councilmember Bowcutt.

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

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

INCREASE ENERGY SERVICES RATE SCHEDULE/RESOLUTION:

Consider approval of a resolution increasing the Energy Services rate schedule.

City Manager Gary Esplin advised this item is a recommendation to increase the electric fees. Last year, there were discussions with the Council explaining the problems with regard to the increased cost of power, which the City has no control over. When the budget was approved in July, it was known that there would be a 4% increase in the cost of power from Deseret Generation and Transmission. That increase is a fixed increase built in until the year 2019. The City has seen an 11.5% increase since July 1, 2013 in cost of power and transmission. Operating costs have gone down over the past couple of years. He explained that the Council recently approved the refunding of bonds that were issued for the gas turbine project. When bonds are issued, you make covenants to maintain rates to cover the payments for the bonds. Normally, there needs to be a 1-1 coverage if impact fees are not included. Revenues have to be 125% more than operating expenses. If the rates are not increased, the City might not be able to meet its rate covenants agreed to in the bond issuance, which affects the bond rating. Raising the rates 7% across the board will put the City back to where it should be on July 1, at the end of the current fiscal year. He mentioned that in comparison, if the rate increase is approved, the City's average cost for residents is .0956, Dixie Escalante is .0688, Washington City is .097, Santa Clara is .099, Provo is .113, Bountiful is .1073, Logan is .163, Springville is .1173, Lehi is .0968, Murray is .1034, Rocky Mountain Power is .1327, and Hurricane is .0872. Other than Dixie Escalante, the City of St. George rates are one the lowest. The proposed increase will be 7% across the board to be effective immediately.

Councilmember Almquist stated that City Manager Gary Esplin is pointing out that this is out of the City's control. The City is forced to pass the increase through to the consumer. Based on his research there is more to come.

Councilmember Hughes stated this is a hard thing to do. It's not the City operational costs that are increasing, it is the cost of power and transmission of that power that has increased.

MOTION: A motion was made by Councilmember Hughes to approve the resolution to increase the power rates across the board by 7% effective immediately.

SECOND: The motion was seconded by Councilmember Almquist.

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

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider approval of an amendment to the City Zoning Regulations, section 10-10-5:K to modify the requirements for mixed use projects in the C-4 zone.

City Manager Gary Esplin advised the Mayor opened the public hearing last meeting, however, the ordinance is not quite ready. There are two issues with regards to the mix of commercial and residential, can it be staggered and what is the standard for required landscape.

Bob Nicholson stated this remains a work in progress. He stated this started by trying to add flexibility to the ordinance which states that the ground floor of all buildings shall have commercial use. Staff started adding in some flexibility for developers to look at other options. The proposed language states the requirement that the ground floor be limited to

only to commercial use may be altered to allow residential use if the following conditions are met: The view of the ground floor is obstructed from the public street by the buildings location in the interior of the project or its obstruction from street view by other buildings in the project; A minimum of 50% of the ground floor area of the project shall be for commercial uses. The commercial floor area above the ground floor may be used to satisfy this 50% requirement; and for buildings that are perpendicular to the street so that the majority of the building is not adjacent to the street, the end of the building adjacent to the street must have commercial uses on the ground floor but may have residential use on the remainder of the ground floor that is not oriented toward the public street, if the project complies with the other conditions provided in this section. These are all subject to design review by the Planning Commission and the City Council.

City Attorney Shawn Guzman stated this also falls back to default provisions depending on the size of the project.

Mr. Nicholson read additional proposed language which states: If the project is built in phases, each phase shall be all commercial or may include a mix of commercial and residential use. No phase shall be solely residential; and all buildings adjacent to a public street shall have primary frontage oriented toward the public street and shall have a design typical of a commercial building front with integrated style features compatible with other street facing buildings in the project including a significant entryway.

Councilmember Almquist advised these projects will have to come before the Planning Commission and City Council for review. Staff is not trying to design the building just give the developer options.

Mr. Nicholson read additional proposed language which states: Mixed use building heights above thirty five feet (35') will be subject to a conditional use permit as defined in this code; and parking lots shall be located in the interior of a project and not adjacent to a public street. He believes there may be situations in which a parking lot adjacent to a street will be a reasonable alternative. Some may see prohibiting a parking lot adjacent to a street may be problematic.

City Attorney Shawn Guzman advised the ordinance will prohibit a developer who wants to put a parking lot on the corners.

Councilmember Hughes stated that most mixed use projects are planned that way, with the parking in the back.

Mr. Nicholson presented pictures of mixed use plan. If the parking lot issue can be resolved, staff feels pretty good about the ordinance.

City Attorney Shawn Guzman advised the set back for the Main Street garage it is not too far of the street.

Mayor Pike advised that the Council could continue the public hearing. He asked the audience if anyone was present that would like to make comment. He reopened the public hearing.

Wes Davis, a developer, stated he feels comfortable with most of what has been presented. The verbiage proposed by the Legal Department and staff works well. With regards to section D, he supports Mr. Nicholson's stance on the issue, but the way it is worked doesn't quite work. His other suggestion is regarding the landscaping section, the standard nationwide is approximately 10-15%. He is wondering if there is a simpler way to propose that by saying that it is not to exceed a certain percentage.

City Manager City Manager Gary Esplin advised he is concerned with density. If the units are rented to families with children, he questions the livability of those with children.

City Attorney Shawn Guzman stated that a C-4 zone requires a buffer zone between an adjacent zone that is different and also in the parking areas. Language can be added that

states, if a complex include amenities, that space can be counted; however, there may still be an amount of green space that is required.

City Manager Gary Esplin suggested to put this item on the next meeting agenda for formal action. That will allow staff an additional week to review the ordinance.

Mayor Pike closed the public hearing. He asked that staff work on further refinements.

Councilmember Almquist stated that with regards to landscape, the interior might have more ground. On the frontage, landscaping is vertical, never horizontal because there is no room.

PUBLIC HEARING/CITY ZONING REGULATIONS/ORDINANCE:

Consider approval of an ordinance amending the City Zoning Regulations, Section 10-18-3:A&C to allow for a 6' high fence or wall to be built to the street-side property line on corner lots.

City Manager Gary Esplin advised this item was previously heard and that a public hearing took place. Staff was instructed to meet with the home builders association to work out some issues. The concerns are the safety zone for a driver backing out of their driveway and not able to see someone on the sidewalk. Additionally, does the Council want to regulate where a driveway would be required if there is a wall next to it.

Bob Nicholson advised that staff met with the Southern Utah Home Builders Association (SUHBA). Their position is that, on a corner lot, they would rather be able to go to the property line and allow for a solid wall. The draft ordinance would allow for a solid 6 foot wall be built on the property line. Additionally, to promote public safety and to provide for maintenance needs of various facilities and equipment the following clearances are required for fences, walls and similar structures: 1) Five feet from pad mount transformer or 4-way vault; 2) Ten feet from the door side of pad mount switch gear and five feet from the non-door side of the switch gear; 3) Five feet from fire hydrants; 4) Three feet from water meter boxes and 5) Three feet from telephone pedestals. Staff will return with an amendment that would require a driveway be located six feet from a property line. He stated that SUHBA is comfortable with the wall going to the property line if the clearances apply. Some utilities are in conduits that are placed prior to a wall being put in.

City Manager Gary Esplin stated would need to look at the location of the utilities. If over the easement, the City will tear the wall down and the homeowner would be responsible to replace it.

Mr. Nicholson stated that this issue can be addressed with the Joint Utilities Commission (JUC).

City Attorney Shawn Guzman advised the City needs to check with Baja to see what kind of clearances they need. With regards to code enforcement, the ordinance can state that a driveway needs to be 6 feet from the fence, however, some homeowners may cement the area next to the driveway to park a boat. This would create a difficulty for the code enforcement officers.

Mr. Nicholson stated that for many years, as long as the fence ordinance has been in place has allowed for 4 foot wall. Now the suggestion is to allow it to go to 6 feet. There is no rush since the change is City generated.

Wes Jenkins stated at the meeting with SUHBA, it was discussed to put a note on the plot that the driveways will have to go on the other side. Curb cuts are included in the ordinance and states that driveways have to be 6 feet off the property line.

City Manager Gary Esplin stated that the Council can adopt the ordinance as proposed. Staff can work with the utility companies to make sure the cable companies conform.

City Attorney Shawn Guzman inquired if the Council wanted to add language that talks about the cement being added next to a driveway. It would be easier for code enforcement to say that it is ok to fill that area in as long as the curb cut is still at least 6 feet over.

City Manager Gary Esplin stated that Phil Solomon pointed out that if the language states communication that would cover cable as well.

City Attorney Shawn Guzman advised the language should add video.

MOTION: A motion was made by Councilmember Hughes to approve the amendment to this code with an amendment adding the curb cut being 6 feet from the property line and that it is ok to fill in that area and to add in section 10-18-5 to add communication or video pedestal.

SECOND: The motion was seconded by Councilmember Almquist.

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

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

HISTORIC PRESERVATION COMMISSION REPORT:

Report from the Historic Preservation Commission meeting held January 14, 2014.

Bob Nicholson stated the Historic Preservation Commission discussed the Orval Hafen home. In 2012, the City Council designated the property as a City Landmark site. There were some stipulations that required the property owner to add siding to the home in addition to changing the roof from metal to composite shingle. The applicant found out that replacing the roof was going to be difficult. Commission recommends the metal roof can remain if it is repainted to a tan color to be approved by Kim Campbell.

Councilmember Almquist stated the original roof was asphalt with gravel. At that time it blended with the architecture.

Mr. Nicholson stated the estimate was approximately \$60,000.00 to replace the roof and a few thousand to paint it.

Susan Crook, representative for the applicant, explained that she spoke with the state historic preservation office about this property. She asked them if they felt it was important to do anything with the roof at this point. They told her that they could not make the determination without an application. She believes the home is an important home to the community. There is an intent to maintain the prop as part of the exhibit for the arts.

Councilmember Arial stated the home sits up on the top of a hill. The integrity of the historic home is there when you look at it. She feels it would be appropriate to leave the roof as is.

Ernie Doose, applicant, stated this is an amazing home, but it needs to have a full restoration. He explained that they are a non profit organization. It is still their intent to restore the home to its original look. They have not been able to operate for the past 2 years because they could not get a business license since they could not meet the restrictions. They are willing to paint the front of the roof. Their intent is to get the home on the national registry and to get to the home to its original state.

Councilmember Almquist stated his concern is what sort of life they would get out of painting it. He changed his feelings and believes the Council should stay this request and allow them to get their business license.

City Manager Gary Esplin advised the Council can approve the recommendations from the commission and delete the requirement to paint the roof.

MOTION: A motion was made by Councilmember Arial to approve the deletion and accept the home as is.

SECOND: The motion was seconded by Councilmember Randall.

Councilmember Almquist stated he believes that in this case the color is acceptable.

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

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

**SPECIAL OLYMPICS POLAR PLUNGE:
Consider approval of the Special Olympic Polar Plunge.**

Police Officer Jeremy Needles advised this will be the second annual Polar Plunge. Last year they raised \$17,000.00 for the Special Olympics. The pool is set to 38 degrees and will have two tons of ice. The event will be February 22 starting at 10:00 a.m.

MOTION: A motion was made by Councilmember Almquist to approve the request for the use of the City Pool.

SECOND: The motion was seconded by Councilmember Randall.

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

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

SET PUBLIC HEARINGS:

Ray Snyder advised that the Planning Commission, at its meeting held on January 21, 2014, recommended that a public hearing be scheduled for February 20, 2014 to consider: 1) A request to amend the City General Plan Land Use Map by changing the land use designation from MDR to HDR on approximately 5.71 acres located at approximately 1151 South Plantations Drive. The proposed change would allow construction of "Estancia", a resort condominium development with opportunities for short term rentals.; and 2) A zone change request from R-1-10 to PD-C for "Jiffy Lube" on approximately 0.66 acres of land located at approximately north of the intersection of River Road and 1450 South.

Mayor Pike suggests public hearings in the future start at 5:30 p.m.

MOTION: A motion was made by Councilmember Hughes to set the public hearings.

SECOND: The motion was seconded by Councilmember Almquist.

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

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye

Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

Consider approval of a conditional use permit to establish a short-pour concrete batch plant at 690 North Industrial Road in the St. George Industrial Park. Eric Clay, applicant.

Ray Snyder presented the request for a conditional use permit to establish a short-pour concrete plant located at 690 North Industrial Road. At the Planning Commission meeting it was discussed that the applicant will be encouraged to install landscaping which is not required in the manufacturing zone except in section 10-11-4(G). Letters of opposition were received prior to the Planning Commission meeting. One gentleman was interested in having the same type of business across the street. Planning Commission recommends approval.

MOTION: A motion was made by Councilmember Randall to approve the proposed conditional use permit.

SECOND: The motion was seconded by Councilmember Arial.

City Manager Gary Esplin asked if the motion includes the determination of the landscaping the applicant is proposing to add.

Councilmember Randall stated to add the landscaping that the owner said he would put in.

Councilmember Arial agreed.

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

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLATS:

Todd Jacobsen advised the following preliminary plats were first approved by the Planning Commission and City Council in 2008. All are located at approximately 2050 East and Colorado Drive and are zoned PD-R. The developer is proposing name changes as follows: Red Cliffs Park Phase 9 will now be known as Red Cliffs Park Phase 5, and is a 3 lot residential preliminary plat; Red Cliff Park Phase 10 will now be known as Red Cliffs Park Estates and is a 4 lot residential preliminary plat; Red Cliffs Park Phase 5 will now be known as Red Cliffs Park East Phase 1 and is a 13 lot residential preliminary plat; and Red Cliffs Park Phase 6 will now be known as Red Cliffs Park East Phase 2 and is a 16 lot residential preliminary plat.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat amendments as outlined.

SECOND: The motion was seconded by Councilmember Almquist.

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

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

FINAL PLATS:

Todd Jacobsen presented the final plats for Red Cliffs Park Phase 5, a 3 lot residential subdivision located at Colorado Drive and 2050 East, zoning is PD-R; Red Cliff Park Estates, a 4 lot residential subdivision located at Colorado Drive and 2050 East, zoning is PD-R; Red Cliff Park East Phase 1, a 13 lot residential subdivision located at Colorado Drive and 2050 East, zoning is PD-R; Red Cliffs Park East Phase 2, a 16 lot residential subdivision located at Colorado Drive and 2050 East, zoning is PD-R; Riverside Cliffs Subdivision Phase 1, a 28 lot residential subdivision located at approximately 1900 East Riverside Drive, zoning is R-1-8. Staff is working with the Legal Department with regards to a land exchange, the approval of the plat needs to be contingent on Legal approval and is formally known as Palomar Subdivision; Sunterra Subdivision, a 9 lot residential subdivision located at approximately 2110 East and Coyote Springs Drive, zoning is RE-12.5; Sycamore Phase 5, a 3 lot residential subdivision located at approximately 3900 South Little Valley Road, zoning is R-1-10; The Vistas at Entrada Phase 1, a 10 lot residential subdivision located at approximately 2600 North and 2000 West, zoning is PD-R; and Whisper Ridge Phase 5, a 16 lot residential subdivision located at approximately 800 South Cresole Drive, zoning is R-1-10.

City Attorney Shawn Guzman advised that Whisper Ridge Phase 5 is subject to Legal review as well.

Mr. Jacobsen presented a final plat amendment for Snowfield Estates Amended #4, located at 61 South and 65 South Clinton Circle. The proposal is to take the line between 41A and 41B and adjust it to fit down the middle of the house. Originally, there was a problem with the north line and the offsets because of where a wall was built. All aspects in the final plat are carefully reviewed and meets all preliminary plat conditions and approvals.

City Manager Gary Esplin explained the preliminary plat approval process.

MOTION: A motion was made by Councilmember Hughes to approve the final plats and final plat amendment as outlined subject to Legal review for Whisper Ridge Phase 5 and Riverside Cliffs Phase I.

SECOND: The motion was seconded by Councilmember Almquist.

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

Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Councilmember Almquist inquired about the road at the end of Colorado that could possibly connect to Washington City. He asked if there was any progress with that.

The developer stated that the original drawing did show the road, but with drainage, he worked out with staff that the best thing is to put in the knuckle. They are dedicating the easement for future a possible future road.

PRELIMINARY PLATS:

Wes Jenkins presented the preliminary plat for Cornerstone Subdivision Phases 1-4, a 65 lot residential subdivision located at the southeast corner of the intersection of 3000 East and Seegmiller Drive, density is 2.93 dwelling units per acre and zoning is R-1-10. This plat originally came to the City a number of years ago and the final plat was approved and recorded. The property fell into bankruptcy and new owner asked the plat be vacated. At the time the plat was vacated, the owner requested that the portions of 3000 East that were dedicated to the City, remain as public right-of-way and the equestrian trail easement along 3000 East and the easement along the extension of Seegmiller drive remain as dedicated to the City. The developer will put in a deceleration lane off 3000 East. The lots along 3000 East will be double fronting lots and will require a 10 foot landscape strip and a

6 foot privacy wall. Staff is recommending that the 5 foot sidewalk along the north side of Seegmiller Drive be eliminated from 3000 East to proposed lot 61. The future multi-use trail along the north side of Seegmiller will be used in lieu of the sidewalk. There is a 100 foot buffer setback along the south side of Bridle Gate that is part of the City General plan. This buffer is to separate residential from agriculture. The buffer will severely affect lots 61 and 65. Staff's opinion is that the buffer should be from the equestrian arena on the north side of Bridle Gate, not from the south property, therefore, staff recommends that the buffer not be used against these lots. The developer is proposing a detention basin north of lot 65. He spoke with the Parks Department to see if that would be a nice amenity as part of their trails. Originally, there was a 66 foot road, however, there is an overhead transmission line that cannot be moved. He visited with the Public Works Department and they feel comfortable for the road to go a 50 foot road.

Councilmember Hughes stated that they took somewhat of a beating with regard to the buffer.

City Manager Gary Esplin stated that it is important that the lots are the same size as the ones across the street.

MOTION: A motion was made by Councilmember Almquist to approve the preliminary plat for Cornerstone Subdivision Phases 1-4.

SECOND: The motion was seconded by Councilmember Randall

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

Councilmember Almquist- aye
Councilmember Hughes - nay
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Riverside Cliffs Phase 2, a 23 lot residential subdivision located south of Riverside Drive at approximately 1900 East, density is 3.36 dwelling units per acre and zoning is R-1-8. The existing rock walls shown on this preliminary plat were constructed originally when the subdivision was known as Palomar subdivision. A letter from a geotechnical engineer will be required prior to the recording of the final plat that states that these walls were constructed per the City standards.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat.

SECOND: The motion was seconded by Councilmember Arial.

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

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Riverstone Subdivision Phase 9, a 13 lot residential subdivision located on the west side of Pioneer Road at approximately 4000 South, density is 2.34 dwelling units per acre and zoning is R-1-10. The project was part of the original Las Colinas subdivision. There is an existing overhead transmission line that extends through this property. The developer, with Dixie Power, is relocating that line to the south boundary line of the project. The developer is proposing a rock slope along the rear of lots 114-120 and 41, 43 and a small portion of lot 42. To construct the proposed .

public roadway, the developer will be required to grade onto the SITLA property to the south. Additionally, the developer is proposing to install sewer from lot 40 to the west along the proposed public roadway and dedicate a small piece to the City. Parks does not know if they would like the property. The proposed cul-de-sac is approximately 870 feet in length. The City standards state that a cul-de-sac shall not be longer than 600 feet in length. Staff recommends that the cul-de-sac be allowed to 870 feet in length in lieu of a proposed 300 foot driveway.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat for Riverstone Subdivision Phase 9 with conditions outlined by staff.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Meadow Valley Estates Phase 4, a 7 lot residential subdivision located on the west side of Little Valley Road at Mountain Ledge Drive, which is approximately 2910 South, density is 2.56 dwelling units per acre and zoning is RE-12.5. This preliminary plat was heard at the City Council meeting on December 19, 2013 and was denied. The developer has revised the layout and is proposing not to extend Mountain Ledge Drive to Little Valley Road, but instead, terminate Mountain Ledge Drive as a cul-de-sac at Little Valley Road. The two proposed lots along Little Valley Road will be double fronting lots and will require a 10 foot landscape strip with a 6 foot high privacy wall along Little Valley Road. The question is, who is to maintain the landscape strip.

City Manager Gary Esplin stated that if it is a 66 foot road, the City maintains the landscape. The developer would pay a fee per lot for the City to maintain it. It does not work if the property owner is required to do the maintenance.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat for Meadow Valley Estates Phase 4 with notes outlined by staff with the 10 foot landscaping strip on the double fronting lots.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Hidden Pinyon Subdivision, a 21 lot residential subdivision located north of Ledges Phase 7, east of Winchester Hills and directly west of hole 3 on the Ledges golf course, density is 2.56 dwelling units per acre and zoning is PD. The master plan that was approved for this development in December 2007, the area where this subdivision is being proposed was approved for 79 units over 20.5 acres which is a density of 3.85 dwelling units per acre. The developer will dedicate portions of the road and will enter into an agreement that the City will maintain the road and they will pay a fee for the maintenance of the road.

City Manager Gary Esplin advised the reason the street is private is because of legal issues of the original owners and developers of the subdivision. There were also some issues with the landscaping around the interchanges. His concern is, where is the other access to the property. He inquired of Stacy Young if the access is dedicated and if he had a problem hooking the road with any plats recorded with the County. In the past, there was a discussion with Winchester home owners who were concerned with development encroaching on their property. There needs to be a second access.

MOTION: A motion was made by Councilmember Randall to approve the preliminary plat for the Hidden Pinyon Subdivision.

SECOND: The motion was seconded by Councilmember Almquist.

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

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Councilmember Almquist inquired where the water was coming from.

City Manager Gary Esplin advised the water will come from the City.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for the Northgate Subdivision, a 20 lot residential subdivision located north of Ledges Phase 7, east of Winchester Hills and directly west of hole 3 on the Ledges golf course, density is 3.27 dwelling units per acre and zoning is PD. The development was originally zoned for 3.85 dwelling units per acre. It will have an undisturbed area, an open space area and a public street in the middle.

MOTION: A motion was made by Councilmember Almquist to approve the preliminary plat for the Northgate Subdivision.

SECOND: The motion was seconded by Councilmember Arial.

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

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented Fieldstone Subdivision Phase 2, a 30 lot residential subdivision located south of Little Valley Elementary School along the south side of Equestrian/Crimson Ridge Drive at approximately 2200 East, density is 3.24 dwelling units per acre and zoning is R-1-10.

Councilmember Almquist inquired if the development still has the drainage to the west.

Mr. Jenkins replied yes.

MOTION: A motion was made by Councilmember Randall to approve the preliminary plat for Fieldstone Phase 2.

SECOND: The motion was seconded by Councilmember Hughes.

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

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented Fieldstone Subdivision Phase 3, a 26 lot residential subdivision located south of Little Valley Elementary School along the south side of Equestrian/Crimson Ridge Drive at approximately 2150 East, density is 2.81 dwelling units per acre and zoning is R-1-12. There is a master plan road that will extend Bryce Christensen's property south through to Commerce Drive. The developer has proposed to take the road in their subdivision and make the lots double fronting. Staff felt that was a good solution, however, the developer would have to install a privacy wall. The road will be a 66 foot road. Lots will have a note on the plat about them being in an agriculture area. One question is whether a landscape strip will be required.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat for Fieldstone Phase 3.

SECOND: The motion was seconded by Councilmember Randall.

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

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

Consider approval of the minutes from the City Council meeting held on December 5, 2013.

MOTION: A motion was made by Councilmember Randall to approve the minutes.

SECOND: The motion was seconded by Councilmember Hughes.

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

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

Consider approval of the minutes from the City Council meeting held on December 12, 2013.

MOTION: A motion was made by Councilmember Bowcutt to approve the minutes.

SECOND: The motion was seconded by Councilmember Arial.

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

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

Consider approval of the minutes from the City Council meeting held on December 19, 2013.

MOTION: A motion was made by Councilmember Randall to approve the minutes.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pike called for a vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

CLOSED SESSION:

MOTION: A motion was made by Councilmember Hughes for litigation.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

MOTION: A motion was made by Councilmember Almquist to reconvene and adjourn.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist- aye
Councilmember Hughes - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**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, 175 East 200 North, St. George, Utah, on Thursday, January 30, 2014 commencing at 4:00 p.m.

The agenda for the meeting is as follows:

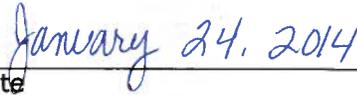
Call to Order
Invocation
Flag Salute

1. **CONSENT CALENDAR**
 - A. Consider approval of the financial report for December, 2013.
2. **BID OPENINGS**
 - A. Consider award of bid to JMI Constructors for a new neighborhood park in Little Valley.
 - B. Consider approval to hire an architect and engineer for the design and engineering of the Electric Theater restoration/renovation project.
 - C. Consider approval of a professional services agreement with CRSA for the Master Plan site review for Fleet.
3. **PUBLIC HEARINGS**
 - A. Public hearing to consider approval of an amendment to the City Zoning Regulations, section 10-10-5:K to modify the requirements for mixed use projects in the C-4 zone.
4. **ORDINANCES**
 - A. Consider approval of an ordinance amending the City Zoning Regulations, Section 10-18-3:A&C to allow for a 6' high fence or wall to be built to the street-side property line on corner lots.
 - B. Consider approval of an ordinance amending the City Zoning Regulations, section 10-10-5:K to modify the requirements for mixed use projects in the C-4 zone.
5. **RESOLUTIONS**
 - A. Consider approval of a resolution increasing the Energy Services rate schedule.
6. **STAFF REPORTS**
 - A. Report from the Historic Preservation Commission meeting held January 14, 2014.
 - B. Consider approval of the Special Olympic Polar Plunge.
 - C. Report from the Planning Commission meeting held January 21, 2014.
 - D. Consider approval of a conditional use permit to establish a short-pour concrete batch plant at 690 North Industrial Road in the St. George Industrial Park. Eric Clay, applicant.
 - E. Appointments to boards and commissions of the City.
 - F. Request a closed session.
7. **MINUTES**
 - A. Consider approval of the minutes from the City Council meeting held on December 5, 2013.

- B. Consider approval of the minutes from the City Council meeting held on December 12, 2013.
- C. Consider approval of the minutes from the City Council meeting held on December 19, 2013.

8. ADJOURNMENT


Christina Fernandez, City Recorder


Date

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

DRAFTAgenda Item Number : **1A****Request For Council Action**

Date Submitted 2014-01-14 17:39:03

Applicant Philip Peterson

Quick Title December Financial Report

Subject December financial report

Discussion Also December receipts of property taxes were down from last year, the January receipts have been received and look good for getting us back in line with budget. Overall, revenues are looking good and expenditures are staying with in budget.

Cost \$0.00

City Manager Recommendation Looking good. The latest sales tax numbers are up a little while most of the state saw decreases. I believe we are in pretty good shape. The golf courses with the snow could face issues as well as the increased cost of power need to be addressed.

Action Taken

Requested by Philip Peterson

File Attachments [DECEMBER 2013.pdf](#)

Approved by Legal Department?

Approved in Budget? **Amount:**

Additional Comments

Attachments [DECEMBER 2013.pdf](#)



MONTHLY FINANCIAL REPORT

SIX MONTHS ENDED

DECEMBER 31, 2013

CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORT
SIX MONTHS ENDED DECEMBER 31, 2013

FINANCE DIRECTOR'S COMMENTS:

The attached report represents activity in the various city funds for the SIX months ended December 31, 2013. This period represents 50% of the fiscal year (1/2).

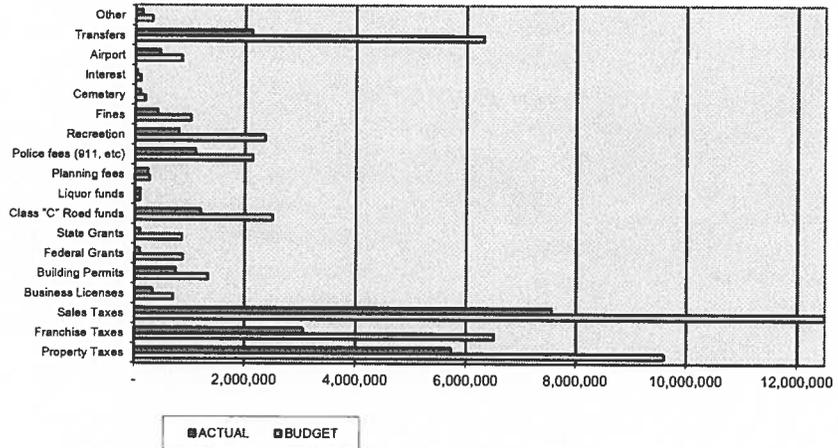
Property taxes received during December 2013 were less than December 2012 by over \$1M. However, the January receipts have now been received and do bring us up to where the revenues are basically even with last year through January. So I guess the word is that revenues continue to be positive for the general fund.

- 1) General Fund revenues are at 48% of budget. As noted above however, property taxes were a month later this year and so we are comparable with last year through this time period.
 - a) Sales taxes are up just over 6.74% compared to a year ago.
 - b) Building permit fees are up 2.13% compared to a year ago.
 - c) Planning fees are up over 73% compared to a year ago.
- 2) The attached revenue comparison schedule is good to give a quick review of how revenues are trending in comparison with the prior fiscal year. When you compare airport revenues however, last year the annual leases were billed in January and this year they were mailed in December. This accounts for most of the large increase you see in airport revenues.
- 3) Expenditures are at 43% of budget. The attached expenditure status report shows the various departments of the General Fund and their percentage of budget used thru December. While some areas may show above ytd percentages, this is not unusual for most of those items (ie: marathon, swimming pool) as they have most of their expenditures during the first part of the fiscal year.
- 4) Both Water and Electric revenues are showing small growth in revenues and net income when compared with the prior fiscal year. The November financial reports for both funds are attached to this report and do show comparisons with the last fiscal year through the same period.
- 5) The City Treasurer's December investment report is attached.
- 6) All of the required financial audit reports for fiscal year 6/30/2013 have been submitted to their required entities except for the federal single audit website. It is still not accessible and probably will not be until January. The audit is also available on the city website.

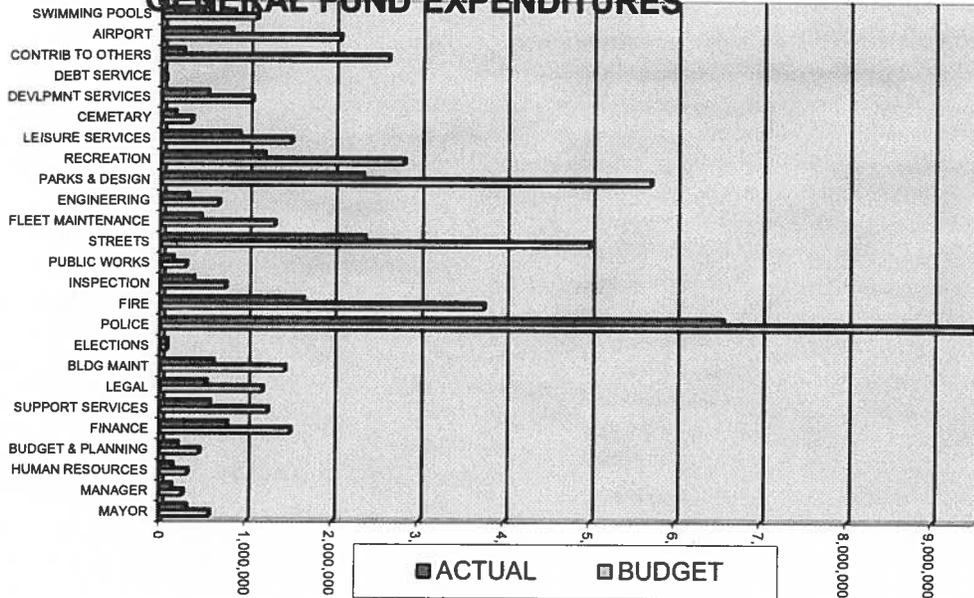
If there are any questions, comments, or concerns, please feel free to contact me at any time at any of the following: Philip.peterson@sgcity.org; 627-4701; or cell at 703-0874.

CITY OF ST. GEORGE, UT
 MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
 12/31/2013

GENERAL FUND REVENUES

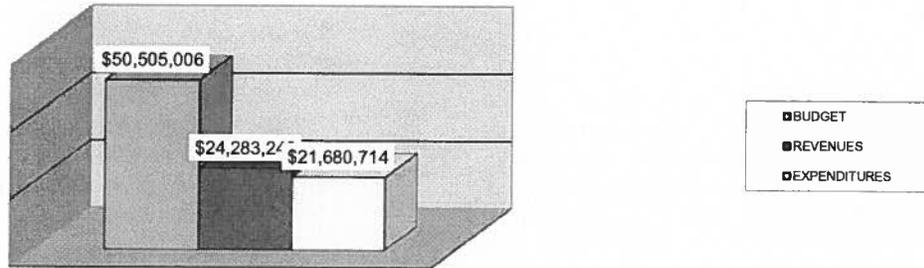


GENERAL FUND EXPENDITURES

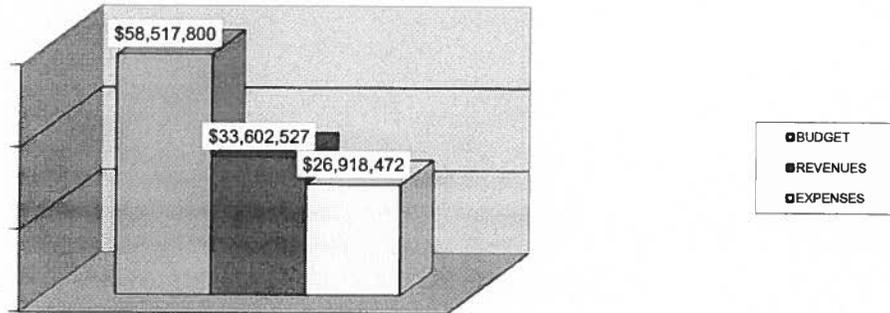


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
12/31/2013

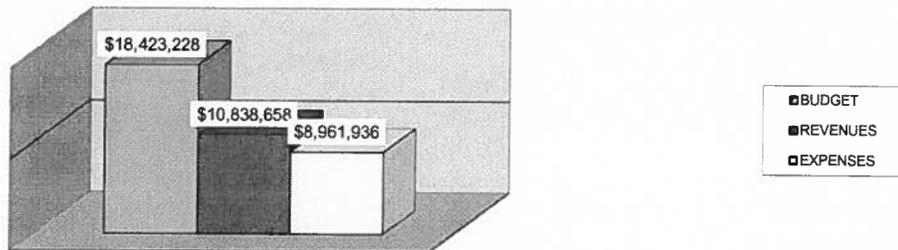
GENERAL FUND



ELECTRIC UTILITY

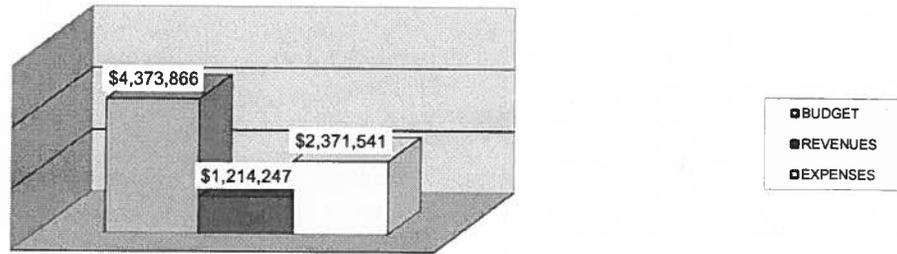


WATER UTILITY

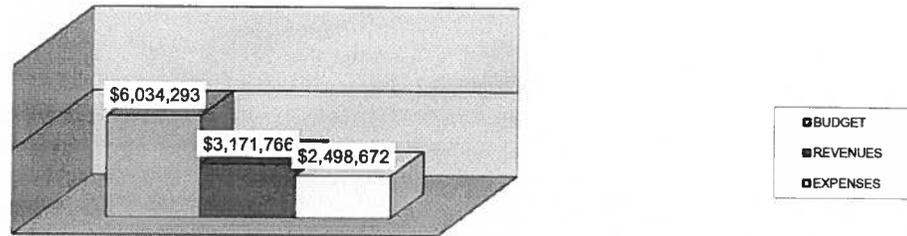


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
12/31/2013

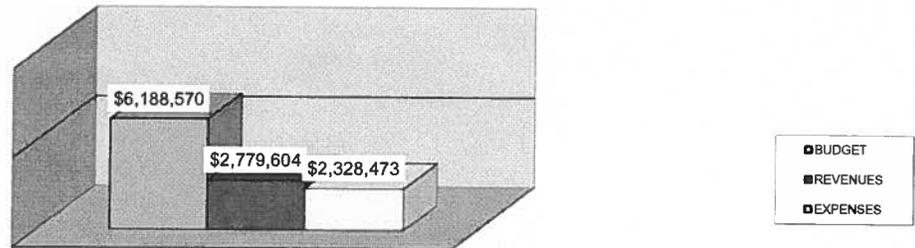
GOLF FUND



WASTEWATER COLLECTION (includes impact)

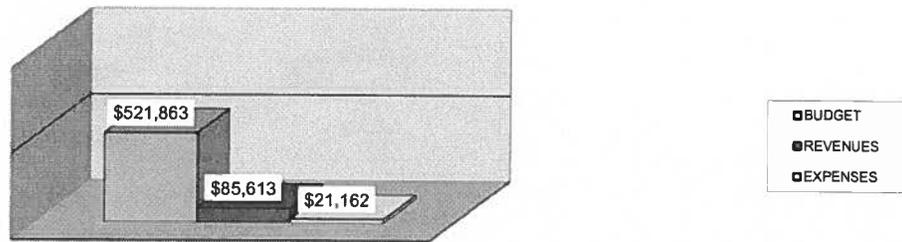


WASTEWATER TREATMENT (includes impact)

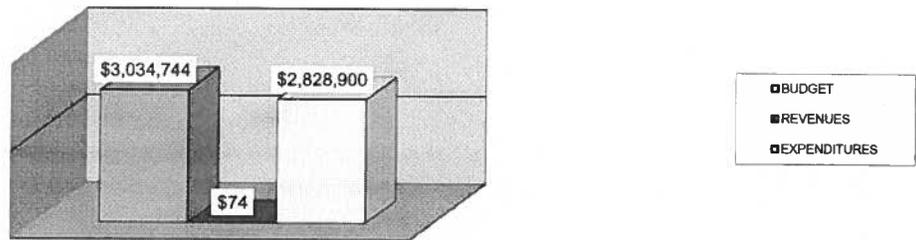


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
12/31/2013

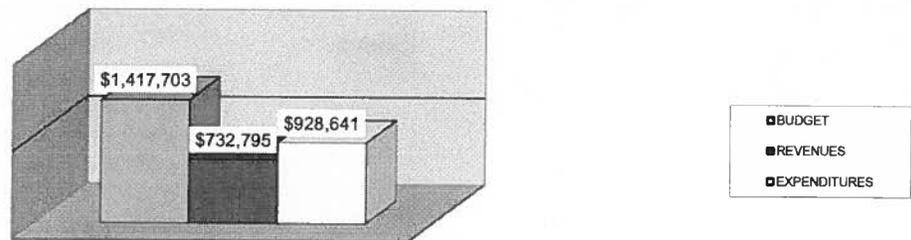
CDBG BLOCK GRANT FUND



SALES TAX BOND CAP. PROJECT FUND

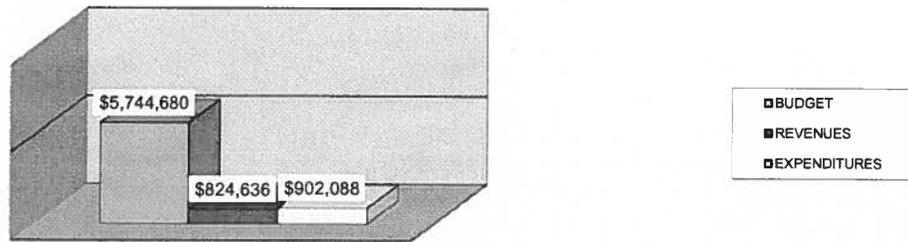


DIXIE CENTER OPERATIONS

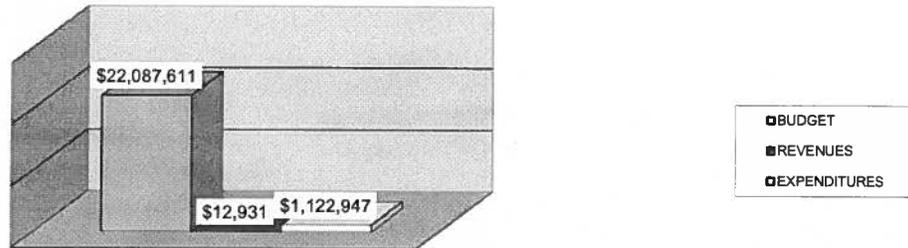


CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
12/31/2013

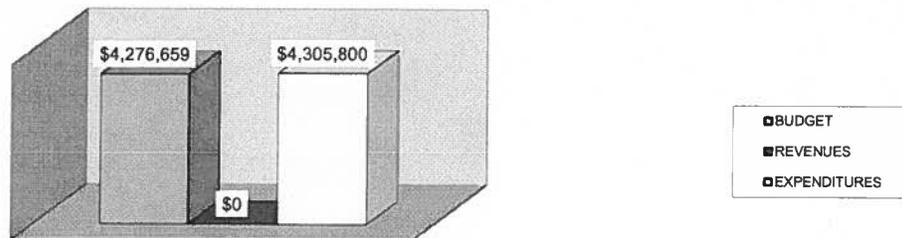
CAPITAL EQUIPMENT FUND



PUBLIC WORKS CAP. PROJ. FUND

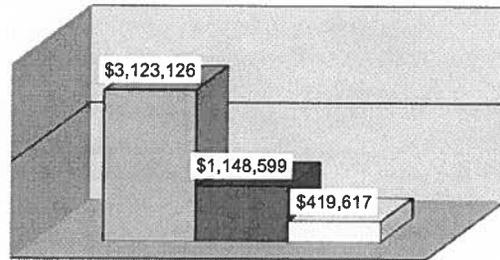


REPLACEMENT AIRPORT FUND



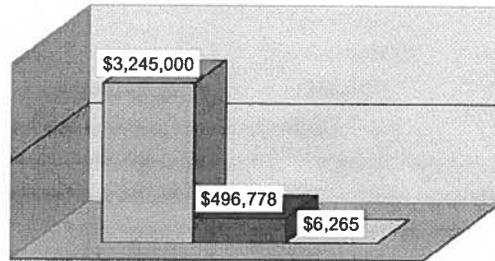
CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
12/31/2013

PARK IMPACT FUND



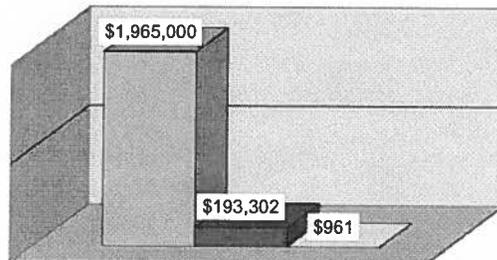
- BUDGET
- REVENUES
- EXPENDITURES

STREET IMPACT FUND



- BUDGET
- REVENUES
- EXPENDITURES

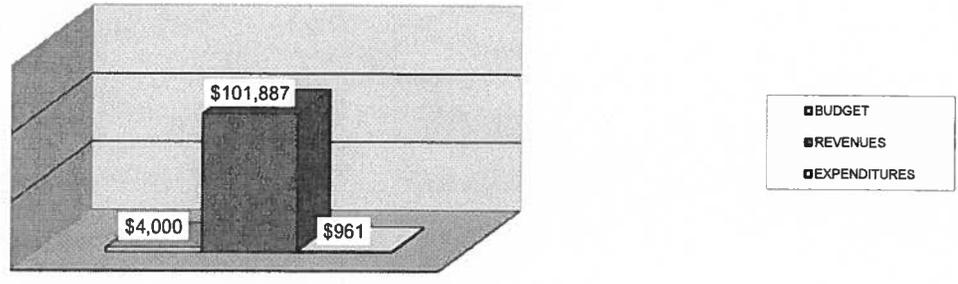
DRAINAGE IMPACT FUND



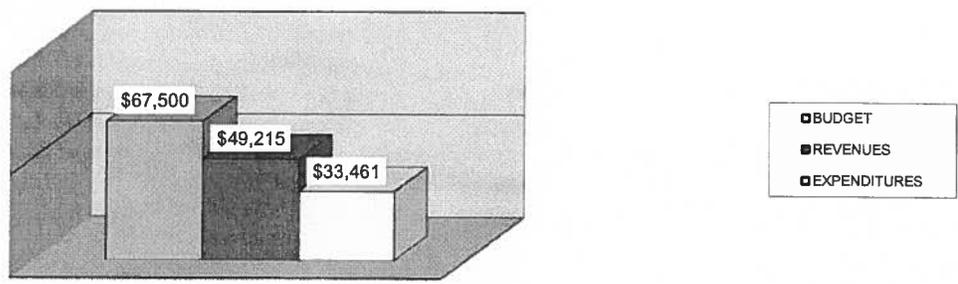
- BUDGET
- REVENUES
- EXPENDITURES

CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
12/31/2013

FIRE IMPACT FUND

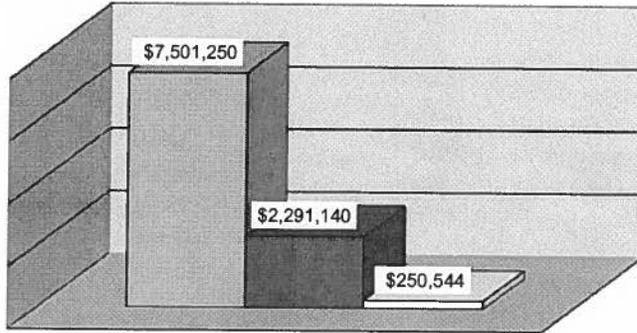


POLICE IMPACT FUND



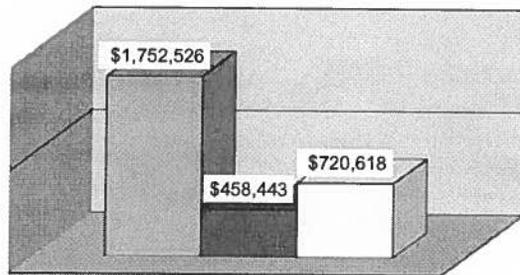
CITY OF ST. GEORGE, UT
MONTHLY FINANCIAL REPORTS - BUDGET VS ACTUAL
12/31/2013

TRANSPORTATION IMPRV. FUND



- BUDGET
- REVENUES
- EXPENDITURES

SUNTRAN TRANSIT FUND



- BUDGET
- REVENUES
- EXPENDITURES

CITY OF ST. GEORGE, UT
REVENUE COMPARISONS
SIX MONTHS ENDED DECEMBER 31, 2013

	FYE JULY 2014	FYE JULY 2013	FY2014 as a % of FY 2013
GENERAL FUND:			
Property Taxes	5,723,391	7,014,415	81.59%
Franchise Taxes	3,057,870	3,093,101	98.86%
Sales Taxes	7,562,219	7,084,587	106.74%
Business Licenses	328,820	273,238	120.34%
Building Permits	750,980	735,343	102.13%
Federal Grants	93,548	52,507	178.16%
State Grants	90,225	23,710	380.54%
Class "C" Road funds	1,202,312	1,208,788	99.46%
Liquor funds	102,183	98,169	104.09%
Planning fees	236,760	136,850	173.01%
Police fees (911, etc)	1,107,757	1,037,677	106.75%
Recreation	790,084	741,569	106.54%
Fines	404,066	418,507	96.55%
Cemetery	84,420	79,580	106.08%
Interest	33,952	25,432	133.50%
Airport	449,359	359,475	125.00%
Transfers	2,123,000	1,918,000	110.69%
Other	142,299	211,151	67.39%
	24,283,246	24,512,099	99.07%
DIXIE CENTER OPERATIONS			
Total Revenues	732,795	653,084	112.21%
CDBG BLOCK GRANT FUND			
Total Revenues	\$85,613	\$48,223	177.54%
PARK IMPACT FUND			
Total Revenues	\$1,148,599	\$768,256	149.51%
STREET IMPACT FUND			
Total Revenues	\$496,778	\$537,159	92.48%
DRAINAGE IMPACT FUND			
Total Revenues	\$193,302	\$264,174	73.17%
FIRE DEPT IMPACT FUND			
Total Revenues	\$101,887	\$121,294	84.00%
POLICE DEPT IMPACT FUND			
Total Revenues	\$49,215	\$38,125	129.09%
WATER UTILITY FUND (w/ impact fees)			
Total Revenues	\$10,838,658	\$10,464,872	103.57%
WASTEWATER COLLECTION (w/impact fees)			
Total Revenues	\$3,171,766	\$2,988,771	106.12%
ELECTRIC UTILITY (w/impact fees)			
Total Revenues	\$33,602,527	\$30,648,252	109.64%
GOLF COURSE FUND			
Total Revenues	\$1,214,247	\$1,260,684	96.32%
REGIONAL WASTEWATER (w/impact fees)			
Total Revenues	\$2,779,604	\$2,325,520	119.53%
SUNTRAN TRANSIT FUND			
Total Revenues	\$458,443	\$390,269	117.47%
TRANS. IMPROV. FUND			
Total Revenues	\$2,291,140	\$2,102,727	108.96%
REPLMNT AIRPORT FUND			
Total Revenues	\$0	\$0	#DIV/0!

CITY OF ST. GEORGE, UT
 GENERAL FUND REVENUES
 SIX MONTHS ENDED DECEMBER 31, 2013

REVENUE SOURCE	ADJUSTED BUDGET	ACTUAL THRU DEC 31 2013	PCT RECEIVED
CURRENT PROPERTY TAXES	8,000,000.00	5,253,049.65	65.66%
FEES ASSESSED	1,200,000.00	372,376.55	31.03%
FRANCHISE TAXES	6,500,000.00	3,057,869.72	47.04%
DELINQUENT TAXES	400,000.00	97,965.23	24.49%
GENERAL SALES TAXES	14,500,000.00	7,562,219.49	52.15%
BUSINESS LICENSES	550,000.00	253,450.00	46.08%
LICENSE FEES - RENTAL ORDINANCE	150,000.00	71,650.00	47.77%
ELECTION FILING FEES			
TRUCK-N-GO PERMITS	3,500.00	3,720.00	106.29%
BUILDING PERMITS	1,300,000.00	748,983.90	57.61%
DOG LICENSES	32,000.00	1,996.00	6.24%
FEDERAL GRANTS	872,310.00	93,547.66	10.72%
STATE GRANTS	861,876.00	90,225.30	10.47%
CLASS C ROAD ALLOTTMENT	2,500,000.00	1,202,312.49	48.09%
LIQUOR FUND ALLOTTMENT	100,000.00	102,183.34	102.18%
RESOURCE OFFICER CONTRIB.	558,817.00	279,408.50	50.00%
PLANNING FEES	250,000.00	219,714.11	87.89%
AIR QUALITY FEES	15,000.00	17,046.00	113.64%
SPECIAL POLICE SERVICES	50,000.00	32,013.02	64.03%
E-911 SERVICES	900,000.00	478,623.19	53.18%
OTHER CITIES DISPATCH FEES	631,690.00	315,842.78	50.00%
POLICE TRAINING CLASSES	2,000.00	1,869.41	93.47%
REVERSE 911 REIMBURSEMENTS			
MUSEUM DONATIONS	1,000.00	569.35	56.94%
MUSEUM ADMISSION FEES	8,500.00	4,975.29	58.53%
NJCAA TOURNAMENT			
COMMUNITY ARTS BLDG RENTALS	5,500.00	-564.46	-10.26%
OPERA HOUSE PERFORMANCES	4,800.00		0.00%
TRIPAX PASS SALES		4,144.46	#DIV/0!
WALKING TOUR REVENUES	3,500.00	1,917.17	54.78%
SOCIAL HALL RENTALS	13,000.00	9,455.00	72.73%
EXHIBITS - COLLECTIONS	7,500.00	3,770.95	50.28%
NATURE CENTER	34,000.00	5,830.45	17.15%
AQUATIC CENTER	360,000.00	126,958.71	35.27%
YOUTH SPORTS	56,300.00	30,176.00	53.60%
ADULT SPORTS	47,000.00	13,983.00	29.75%
RACES	290,000.00	149,573.91	51.58%
SOFTBALL LEAGUES	390,000.00	140,579.87	36.05%
NON-FOOD CONCESSIONS			
ARTS FAIR REVENUE	33,830.00	175.00	0.52%

SPECIAL COMMUNITY EVENTS	2,400.00	1,168.00	48.67%
SWIMMING POOL FEES	118,000.00	45,764.03	38.78%
RECREATION FEES	10,000.00	22,101.05	221.01%
RECREATION CENTER FEES	143,000.00	51,813.13	36.23%
OPERA HOUSE RENTALS	6,000.00	3,065.26	51.09%
RECREATION FACILITY RENTALS	18,000.00	6,715.67	37.31%
TENNIS CLASSES ETC.	74,000.00	42,318.16	57.19%
MARATHON REVENUES	735,000.00	125,343.00	17.05%
RECREATION CLASS FEES		251.00	
CEMETARY LOT SALES	90,000.00	45,470.00	50.52%
BURIAL FEES	90,000.00	38,950.00	43.28%
TRAFFIC SCHOOL FEES	36,000.00	20,594.90	57.21%
COURT FINES	825,000.00	329,215.29	39.90%
POLICE WARRANTS	16,000.00	9,300.00	58.13%
ACE PENALTIES	100,000.00	34,585.64	34.59%
ACE COSTS	35,000.00	10,370.00	29.63%
ACE ABATEMENTS	5,000.00		0.00%
INTEREST EARNINGS	100,000.00	33,951.63	33.95%
RENTS AND ROYALTIES	30,000.00	-11,967.77	-39.89%
SALE OF PROPERTY	30,000.00	18,332.25	61.11%
POLICE EVIDENCE IMPOUND	2,500.00	-40.87	-1.63%
MISCELLANEOUS SUNDRY REVENUES	75,000.00	47,200.12	62.93%
ORTHOPHOTOGRAPHY MAPS	500.00	11.29	2.26%
COMPOST SALES - REUSE	35,000.00	6,427.66	18.36%
ROADBASE SALES - REUSE	6,500.00	1,119.02	17.22%
AIRPORT REVENUES	850,000.00	449,359.31	52.87%
MAINTENANCE AT AIRPORT	7,100.00	3,558.78	50.12%
CONTRIBUTIONS FROM OTHER	101,632.00	39,848.81	39.21%
TRANSFERS FROM OTHER FUNDS	6,311,251.00	2,122,999.98	33.64%
CONTRIBUTIONS FROM PRIVATE	20,000.00	20,000.00	100.00%
MEDIAN LANDSCAPE FEES		17,809.62	#DIV/0!
APPROPRIATED FUND BALANCE			
TOTAL GENERAL FUND REVENUES	50,505,006.00	24,283,246.00	48.08%

CITY OF ST. GEORGE, UT
 EXPENDITURE STATUS REPORT BY CATEGORY
 SIX MONTHS ENDED DECEMBER 31, 2013

50% OF THE BUDGET YEAR

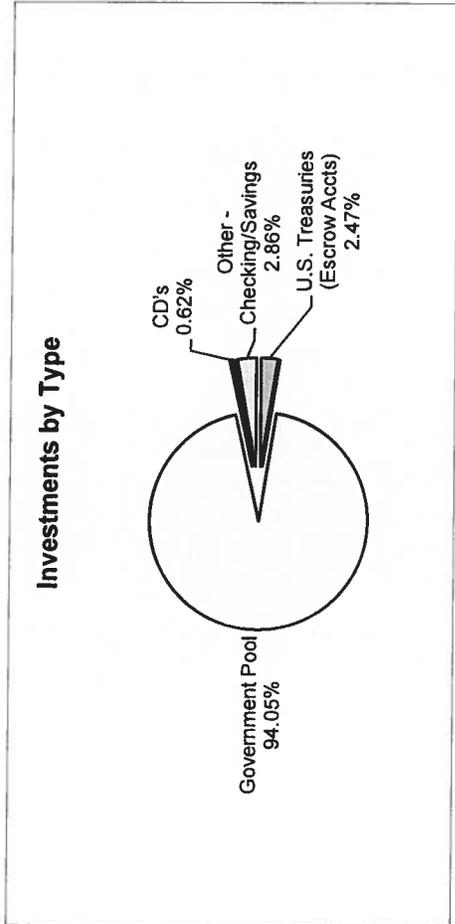
GENERAL FUND	ADJUSTED BUDGET	ACTUAL THRU DEC 31 2013	REMAINING BALANCE	PCT USED
MAYOR & COUNCIL	568,237.00	303,485.74	264,751.26	53.41%
CITY MANAGER	257,537.00	124,507.13	133,029.87	48.35%
HUMAN RESOURCES	315,631.00	133,106.90	182,524.10	42.17%
ADMINISTRATIVE SERVICES	447,751.00	196,742.76	251,008.24	43.94%
FINANCE DEPARTMENT	1,507,619.00	768,496.31	739,122.69	50.97%
TECHNOLOGY SERVICES	1,238,587.00	567,097.43	671,489.57	45.79%
LEGAL SERVICES	1,046,857.00	463,053.05	583,803.95	44.23%
BUILDING MAINTENANCE	1,443,657.00	604,132.60	839,524.40	41.85%
ELECTIONS	65,000.00	64,538.61	461.39	99.29%
PLANNING COMMISSION	12,000.00	7,898.96	4,101.04	65.82%
POLICE	11,241,922.00	5,367,412.93	5,874,509.07	47.74%
HIDTA GRANT	134,820.00	90,536.58	44,283.42	67.15%
POLICE DISPATCH	2,994,320.00	1,058,338.66	1,935,981.34	35.34%
CCJJ GRANT	113,095.00	32,425.07	80,669.93	28.67%
FIRE DEPARTMENT	3,753,560.00	1,649,051.01	2,104,508.99	43.93%
INSPECTION	747,452.00	373,549.72	373,902.28	49.98%
CODE ENFORCEMENT	134,593.00	58,383.30	76,209.70	43.38%
PUBLIC WORKS ADMINISTRATION	286,729.00	129,365.26	157,363.74	45.12%
STREETS	4,987,051.00	2,358,375.74	2,628,675.26	47.29%
FLEET MAINTENANCE	1,308,656.00	444,899.01	863,756.99	34.00%
ENGINEERING	659,978.00	302,667.96	357,310.04	45.86%
PARKS	5,009,591.00	2,146,635.89	2,862,955.11	42.85%
DESIGN	694,184.00	185,322.10	508,861.90	26.70%
NATURE CENTER & YOUTH PROGRAMS	107,747.00	25,791.83	81,955.17	23.94%
SOFTBALL PROGRAMS	396,907.00	128,025.67	268,881.33	32.26%
SPORTS FIELD MAINTENANCE	572,065.00	256,872.89	315,192.11	44.90%
SPECIAL EVENTS & PROGRAMS	293,919.00	153,095.44	140,823.56	52.09%
YOUTH SPORTS PROGRAMS	128,418.00	65,597.44	62,820.56	51.08%
ADULT SPORTS PROGRAMS	45,458.00	8,539.79	36,918.21	18.79%
RECREATION	522,015.00	265,119.46	256,895.54	50.79%
EXHIBITS AND COLLECTIONS	247,309.00	109,383.89	137,925.11	44.23%
COMMUNITY ARTS	259,062.00	118,175.81	140,886.19	45.62%
HISTORIC OPERA HOUSE	88,456.00	35,607.27	52,848.73	40.25%
HISTORIC COURTHOUSE	21,700.00	10,819.86	10,880.14	49.86%
LEISURE SERVICES ADMINISTRATION	314,009.00	169,636.32	144,372.68	54.02%
RECREATION CENTER	747,604.00	280,885.01	466,718.99	37.57%
MARATHON	573,598.00	444,871.42	128,726.58	77.56%
COMMUNITY CENTER	2,550.00	1,210.47	1,339.53	47.47%
CEMETERY	342,397.00	146,972.22	195,424.78	42.92%
DEVELOPMENT SERVICES ADMIN.	1,032,971.00	514,449.62	518,521.38	49.80%
DEBT SERVICE	35,905.00	17,952.48	17,952.52	50.00%
TRANSFERS TO OTHER FUNDS	2,636,466.00	233,500.02	2,402,965.98	8.86%
AIRPORT	2,073,441.00	798,004.63	1,275,436.37	38.49%
SWIMMING POOL	251,799.00	122,903.18	128,895.82	48.81%
SAND HOLLOW AQUATIC CENTER	842,383.00	343,276.87	499,106.13	40.75%
TOTAL GENERAL FUND	50,505,006.00	21,680,714.31	28,824,291.69	42.93%

CITY OF ST. GEORGE, UT
MONTHLY COUNCIL REPORT

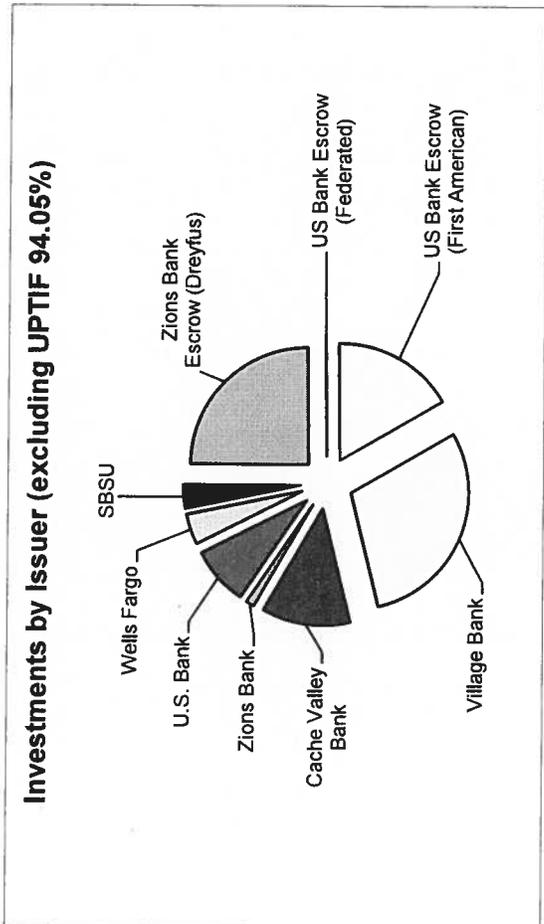
	BUDGET	REVENUE	EXPENDITURES	
10 GENERAL FUND	\$50,505,006	\$24,283,246	\$21,680,714	42.93%
53 & 83 ELECTRIC FUND (includes impact)	\$58,517,800	\$33,602,527	\$26,918,472	46.00%
51 & 81 WATER FUND (includes impact)	\$18,423,228	\$10,838,658	\$8,961,936	48.64%
55 GOLF FUND	\$4,373,866	\$1,214,247	\$2,371,541	54.22%
52 & 82 WASTEWATER COLLECT (includes impact)	\$6,034,293	\$3,171,766	\$2,498,672	41.41%
62 & 86 WASTEWATER TREATMNT (includes impact)	\$6,188,570	\$2,779,604	\$2,328,473	37.63%
32 CDBG BLOCK GRANT FUND	\$521,863	\$85,613	\$21,162	4.06%
84 SALES TAX BOND - CAPITAL PROJ FUND	\$3,034,744	\$74	\$2,828,900	93.22%
30 DIXIE CENTER OPERATIONS	\$1,417,703	\$732,795	\$928,641	65.50%
40 CAPITAL EQUIPMENT FUND	\$5,744,680	\$824,636	\$902,088	15.70%
87 PUBLIC WORKS CAPITAL PROJ FUND	\$22,087,611	\$12,931	\$1,122,947	5.08%
88 REPLACEMENT AIRPORT CONST. FUND	\$4,276,659	\$0	\$4,305,800	100.68%
44 PARK IMPACT FUND	\$3,123,126	\$1,148,599	\$419,617	13.44%
45 STREET IMPACT FUND	\$3,245,000	\$496,778	\$6,265	0.19%
47 DRAINAGE IMPACT FUND	\$1,965,000	\$193,302	\$961	0.05%
48 FIRE IMPACT FUND	\$4,000	\$101,887	\$961	24.03%
49 POLICE IMPACT FUND	\$67,500	\$49,215	\$33,461	49.57%
64 SUNTRAN TRANSIT FUND	\$ 1,752,526	\$458,443	\$ 720,618	41.12%
27 TRANSPORTATION IMPROV FUND	\$ 7,501,250	\$2,291,140	\$ 250,544	3.34%

City of St George
DEPOSITS AND INVESTMENTS
12/31/2013

<u>Portfolio Composition</u>	<u>Amount</u>	<u>Percentage</u>
<i>Investments by Type:</i>		
U.S. Treasuries (Escrow Accts)	1,903,579.50	2.47%
Agencies	-	0.00%
Government Pool	72,351,805.77	94.05%
Mutual Funds	-	0.00%
CD's	476,765.03	0.62%
Banker Acceptance	-	0.00%
Repos	-	0.00%
Other - Checking/Savings	2,198,811.88	2.86%
Total	76,930,962.18	100.00%



<i>Investments by Issuer:</i>		
UPTIF (State Pool)	72,351,805.77	94.05%
Zions Bank Escrow (Dreyfus)	1,135,343.39	1.48%
US Bank Escrow (Federated)	-	0.00%
US Bank Escrow (First American)	768,236.11	1.00%
Village Bank	1,356,608.37	1.76%
Cache Valley Bank	551,674.45	0.72%
Zions Bank	51,443.35	0.07%
U.S. Bank	371,477.94	0.48%
Wells Fargo	194,845.88	0.25%
SBSU	149,526.92	0.19%
Total	76,930,962.18	100.00%



<i>Portfolios Weighted Average Maturity on</i>	12/31/2013	62.64 days
<i>Portfolios Weighted Average Rate on</i>	12/31/2013	0.49%

**City of St. George
DEPOSITS AND INVESTMENTS
12/31/2013**

Name of Bank	Type of Account	Rate**	Due Date or Maturity	Purchase Date	Face Amount (Bank Balance)	Average Days to Maturity*	Held at or s/fk Location	Current Market Value	Investment Type	Issuer	Fund that money or investment is assigned to
Zion's FNB	Money Market	0.1500	12/31/13	12/01/13	51,443.35	1	Zion's	1.00	Other	Zions	General
Wells Fargo Bank	Money Market	0.0100	12/31/13	12/01/13	194,845.88	1	WFB	1.00	Other	WFB	General
U.S. Bank	Checking - Utilities	0.0100	12/31/13	12/01/13	70,858.00	1	US Bank	n/a	Other	USB	General
St. Bank So. Ut.	Checking	0.4000	12/31/13	12/01/13	149,526.92	1	SBSU	n/a	Other	SBSU	General
Cache Valley Bank	T C D	0.6500	03/19/14	03/19/13	476,765.03	Q	CVB	1.00	CD's	Cache Valley	General
Village Bank	Checking - General	-	12/31/13	12/01/13	1,355,988.35	1	VB	n/a	Other	Village	General
Village Bank	Checking - Utilities & Payroll	-	12/31/13	12/01/13	620.02	1	VB	n/a	Other	Village	General
Cache Valley Bank	Checking	0.2500	12/31/13	12/01/13	74,909.42	1	CVB	n/a	Other	Cache Valley	General
Slate Treasurer	PTIF - 0167 General Account	0.5103	12/31/13	12/01/13	69,629,700.13	65	UPTIF	1.00	Govt. Pool	UPTIF	General, Water, Elec, Swr, Self Ins
Slate Treasurer	PTIF - 0983 Performance Bond	0.5103	12/31/13	12/01/13	139,423.13	65	UPTIF	1.00	Govt. Pool	UPTIF	General (Performance Bonds)
Slate Treasurer	PTIF - 2037 Community Arts	0.5103	12/31/13	12/01/13	15,629.56	65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
Slate Treasurer	PTIF - 2038 Community Arts Interest	0.5103	12/31/13	12/01/13	112.33	65	UPTIF	1.00	Govt. Pool	UPTIF	Arts Commission
Slate Treasurer	PTIF - 5033 Retainage	0.5103	12/31/13	12/01/13	31,817.08	65	UPTIF	1.00	Govt. Pool	UPTIF	Various (Retainage Held)
Slate Treasurer	PTIF - 5178 New PD Task Force Seizure	0.5103	12/31/13	12/01/13	78,745.49	65	UPTIF	1.00	Govt. Pool	UPTIF	General
Slate Treasurer	PTIF - 5189 UDOT SIB Loan	0.5103	12/31/13	12/01/13	131.48	65	UPTIF	1.00	Govt. Pool	UPTIF	General
Slate Treasurer	PTIF - 5737 Warranty Deposits	0.5103	12/31/13	12/01/13	647,475.56	65	UPTIF	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Revenue Refunding 2009 Bond	0.0200	12/31/13	12/01/13	768,235.38	41	US Bank	1.00	U.S. Treasuries	F. Am. Prime Ob	Sales Tax Bond Fund
U.S. Bank	MBA Lease Rev Bonds 1998	-	12/31/13	12/01/13	-	49	US Bank	1.00	U.S. Treasuries	Fed Auto Gov	General
U.S. Bank	Electric Revenue Bonds 2008 Bond	-	12/31/13	12/01/13	-	51	US Bank	1.00	U.S. Treasuries	F. Am. Treas	Electric
U.S. Bank	Electric Revenue Bonds 2005 Bond	-	12/31/13	12/01/13	-	45	US Bank	1.00	U.S. Treasuries	F. Am. Treas	Electric
U.S. Bank	Excise Tax Rev Bonds 2009A & B Bond	0.0100	12/31/13	12/01/13	0.73	65	US Bank	1.00	Govt. Pool	F. Am. Gov	General (Airport)
U.S. Bank	Excise Tax Rev Bonds 2009A & B Reserve	0.5103	12/31/13	12/01/13	883.57	65	US Bank	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Excise Tax Rev Bonds 2009A & B Reserve	0.5103	12/31/13	12/01/13	355,602.39	65	US Bank	1.00	Govt. Pool	UPTIF	General
U.S. Bank	Sales Tax Rev Refunding Ser 2011 Bond	0.0400	12/31/13	12/01/13	300,619.94	1	US Bank	1.00	Other	USB Mmkt	Sales Tax Bond Fund
U.S. Bank	Electric Rev Refunding Bonds 2013 COI	0.5103	12/31/13	12/01/13	6,329.67	65	US Bank	1.00	Govt. Pool	UPTIF	Electric
Zion's FNB	St George Water Rev Ref 2012 Bond Fund	0.0100	12/31/13	12/01/13	58,031.50	40	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	Water Rev Ref 2013 COI	0.5103	12/31/13	12/01/13	-	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Water Rev Ref 2013 Bond	0.5103	12/31/13	12/01/13	-	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	SID 99-3 2003 Bond Fund	0.5103	12/31/13	12/01/13	31.25	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Excise Tax 2003 Bond	0.5103	12/31/13	12/01/13	-	65	Zion's	1.00	Govt. Pool	UPTIF	Special Improvement Fund
Zion's FNB	GO Ref Bond, Ser 2010 BF	0.5103	12/31/13	12/01/13	183.86	65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	UWFA Water Rev 2004A Bond	0.5103	12/31/13	12/01/13	79.15	65	Zion's	1.00	Govt. Pool	UPTIF	Various
Zion's FNB	UWFA Sewer 2004A Bond Fund	0.5103	12/31/13	12/01/13	871,495.43	65	Zion's	1.00	Govt. Pool	UPTIF	Water
Zion's FNB	Bond accts - temp SID & misc.	0.5103	12/31/13	12/01/13	574,165.69	65	Zion's	1.00	Govt. Pool	UPTIF	Wastewater
Zion's FNB	Swr Rev 93B Reserve	0.0100	12/31/13	12/01/13	-	65	Zion's	1.00	Govt. Pool	UPTIF	General
Zion's FNB	Swr 88A & 93B Bond R&R	0.0100	12/31/13	12/01/13	279,892.57	40	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	Swr Rev 1993 B Bond	0.0100	12/31/13	12/01/13	-	40	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	St George Water Rev Ref 2011 Bond	0.0100	12/31/13	12/01/13	225,409.22	40	Zion's	1.00	U.S. Treasuries	Dreyfus	Wastewater
Zion's FNB	Parks 2004 G.O. Bond	0.0100	12/31/13	12/01/13	572,006.45	40	Zion's	1.00	U.S. Treasuries	Dreyfus	Water
Zion's FNB	Bond accts - temp SID & misc.	0.0100	12/31/13	12/01/13	3.65	40	Zion's	1.00	U.S. Treasuries	Dreyfus	General
Zion's FNB		0.0100	12/31/13	12/01/13	-	40	Zion's	1.00	U.S. Treasuries	Dreyfus	Various

TOTAL = 76,930,962.18

* Average Days to Maturity updated monthly.
** Interest Rate updated monthly for bond escrow accounts.

CITY OF ST. GEORGE, UTAH
WATER UTILITY

STATEMENT OF REVENUES, EXPENSES, AND CHANGES
IN RETAINED EARNINGS

FOR THE FIVE-MONTH PERIOD ENDED NOVEMBER 30, 2013

	BUDGET FY14	Nov-12	Nov-13	2014 FY TO DATE	2013 FY TO DATE	REMAINING BALANCE	SPENT % OF BUDGET	INCREASE (DECREASE) OVER 2008	increase (decrease) %
OPERATING REVENUE									
Tap Water Revenues	\$15,500,000	\$1,176,445	\$1,202,472	\$8,282,699	\$8,135,911	\$7,217,301	53.44%	\$146,788	1.80%
Penalties	85,000	5,106	8,140	43,638	44,241	41,362	51.34%	-603	-1.36%
Snow Canyon/Santa Clara	100,000	12,578	12,079	84,996	87,675	15,004	85.00%	-2,679	-3.06%
Snow Canyon/Inns	250,000	5,746	5,407	30,251	13,086	219,749	12.10%	17,165	131.17%
Service Account - Labor	75,000	17,270	27,238	125,638	74,262	(50,638)	167.52%	51,376	69.18%
Federal Grants	25,000	14,369	8,602	8,602	14,369			-5,767	-40.14%
WCWCD Rent	1,190,875	101,542	101,938	509,688	507,708	681,187	42.80%	1,980	0.39%
	17,225,875	1,333,056	1,365,876	9,085,512	8,877,252	8,123,965	52.74%	208,260	2.35%
OPERATING EXPENSES									
Source of Supply	5,284,084	379,108	364,228	3,279,903	3,327,207	2,004,191	62.07%	-47,304	-1.42%
Irrigation	631,227	46,222	43,572	207,402	189,480	423,825	32.86%	17,922	9.46%
Transmission & Distribution	3,405,860	364,779	313,110	1,512,115	1,433,821	1,893,745	44.40%	78,284	5.46%
Shop Maintenance	214,000	26,546	10,412	71,737	87,194	142,263	33.52%	-15,457	-17.73%
Administrative & General Expenses	2,251,013	178,229	192,713	822,563	799,399	1,428,450	36.54%	23,164	2.90%
Bond Interest expense	405,273	52,431	33,773	168,864	262,156	236,409	41.67%	-83,292	-35.59%
Bond principal payments	3,200,000	236,559	265,833	1,329,167	1,182,796	1,870,833	41.54%	146,371	12.37%
Total Operating Expenses	15,391,467	1,283,874	1,223,641	7,391,751	7,282,053	7,999,716	48.02%	109,698	1.51%
Operating Income (Loss)	1,834,408	49,182	142,235	1,693,761	1,595,199	124,249	92.33%	98,562	
NON-OPERATING REVENUE(EXPENSES)									
Interest Earnings	10,000	922	260	1,636	4,346	8,364	16.36%	-2,710	-62.36%
Impact & Connection Fees	800,000	77,169	82,420	553,331	387,719	246,669	69.17%	165,612	42.71%
Transfers from other funds							#DIV/0!	0	#DIV/0!
Property Sales & Other misc income			31,340	31,525	33,521	(31,525)	0.00%	-1,996	-5.95%
Sale of bonds/Grants received									
Capital Improvements									
Source of Supply	(75,000)								
Irrigation	(351,533)								
Transmission & Distribution	(2,199,860)	(88,908)	(88,346)	(20,351)	(26,171)	(331,182)	5.79%	5,820	-22.24%
Shop Maintenance				(453,473)	(406,510)	(1,746,387)	20.61%	46,963	-11.55%
Administrative & General Expenses	(4,000)		(213)	(1,564)	(1,739)	(2,436)	#DIV/0!	-1,739	100.00%
Total Non-Operating Revenue(Expenses)	(1,820,393)	2,049	25,461	111,104	(15,302)	(1,931,497)	n/a	-126,406	
NET INCOME (LOSS)	\$14,015	\$51,231	\$167,696	\$1,804,865	\$1,579,897	(\$1,807,248)	n/a	\$224,968	14.24%
cash balance at November 30, 2013									
	\$1,153,365.38	cash bal. at Nov. 30, 2012	\$1,513,809.41						

DRAFTAgenda Item Number : **2A****Request For Council Action**

Date Submitted 2014-01-14 15:52:16**Applicant** Jeff Peay - Park Planning Manager**Quick Title** Bid Award - Silkwood Park**Subject** Consider approval of a bid award to JMI Constructors for a new neighborhood park in Little Valley.**Discussion** Seeking approval to accept the low bid by JMI Constructors, in the amount of \$385,301.22. A total of four contractors submitted qualifying bids with JMI being \$51,950 lower than the next lowest bid. The project scope includes a restroom facility, vehicle parking, a full basketball court, sand volleyball court, concrete pathways, associated landscaping and automated irrigation system. The project also included a playground area with associated play equipment that will be purchased by the city with installation likely by the contractor and handled as a change order during construction. The project is scheduled to be completed by 30th June 2014.**Cost** \$385,301.22**City Manager Recommendation** Recommend approval as project is included in current budget.**Action Taken****Requested by** Jeff Peay - Park Pla**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments** The park property was donated by the developer and is located adjacent to another park originally build by the developer as part of an earlier stage of the project. Engineering, architect and geo-tech fees, and playground equipment will be added to the construction bid amount. This project is still within budget.

DRAFTAgenda Item Number : **2B****Request For Council Action**

Date Submitted 2014-01-09 14:51:35**Applicant** Leisure Services**Quick Title** Electric Theater design and engineering contract**Subject** Seeking Council approval to hire an architect and engineer for the design and engineering of the Electric Theater restoration/ renovation project.**Discussion** Kim Campbell and Ron Larsen have submitted a proposal to do the design and engineering for the restoration and renovation of the Electric Theater and adjacent buildings. It is proposed that these buildings provide spaces that can be used to supports arts programs, groups, and activities.**Cost** \$154,938**City Manager Recommendation** Recommend approval. Meetings are being held with potential users to get their input but the basic design can go forward.**Action Taken****Requested by** Kent Perkins**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments** The contract is being prepared for legal review. Budget approval has been given for structural improvement design and engineering for Electric Theater.

DRAFTAgenda Item Number : **2C****Request For Council Action**

Date Submitted 2013-12-11 15:12:03**Applicant** Courtney. Stephens**Quick Title** Professional Service Contract Award**Subject** Professional Services agreement with CRSA for Master Plan (Site review)for Fleet**Discussion** This is for master plan site review for the Fleet facility. There are some time restraints with CRSA and the scope of work requires 75 days to complete We would like it to be completed by the end of February.**Cost** \$26,000 (NTE)**City Manager Recommendation** Review of the Automotive Services facility and layout for future additions. We have funds budgeted for an upgrade of the fueling (tanks) but would like to delay that project until this plan is completed to make sure we put it in the right place and determine where future additions will go.**Action Taken** tabled**Requested by** Connie Hood**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

PROFESSIONAL SERVICES AGREEMENT

This Agreement is made and entered into this 20th day of December, 2013, by and between the City of St. George, a municipal corporation, with offices at 175 East 200 North, St. George, Utah 84770 (hereinafter called the "CITY"), and CRSA, with offices at 20 N. Main, Suite 104, St. George, Utah 84770 (hereinafter called "CONSULTANT").

WITNESSETH THAT:

WHEREAS, CITY desires professional services to be performed and has solicited CONSULTANT to provide expert architecture programming services regarding public transit and fleet maintenance facilities, including: (1) A total site master plan addressing current and future needs such as circulation, configuration, and organization, and assessing the efficient use of available property; (2) An assessment of current and future transit site needs, and creating a facilities program that addresses adjacencies, spatial configurations, size of spaces, and total facility footprint; (3) A review of existing SunTran fleet and the operations facility, with near-term and long-term planning benchmarks including a complete set of plans and bid documents for fleet management facilities, and (4) A review of fuel island configuration, accessibility and use (hereinafter called the PROJECT).

WHEREAS, CONSULTANT has submitted a proposal dated June 24, 2013, and attached hereto as Exhibit "A," which outlines the scope of work for the PROJECT; and

WHEREAS, CITY selected CONSULTANT to perform the services for the PROJECT;

NOW, THEREFORE, for the consideration hereinafter set forth, the parties hereto do mutually agree as follows:

1. **EMPLOYMENT OF CONSULTANT**

- a. CONSULTANT is a professional Architecture firm with principals licensed by appropriate governing and licensing boards. CONSULTANT has all licenses, permits, and approvals that are legally required for CONSULTANT to practice its profession in the State of Utah and in the City of St. George and shall keep them in effect at all times during the term of this Agreement.
- b. CONSULTANT states that it has the necessary knowledge, experience, abilities, skills and resources to perform its obligations under this Agreement, and agrees to perform its obligations under this Agreement in a professional manner, consistent with prevailing industry standards and practices as observed by competent practitioners of the profession in which CONSULTANT and its subcontractors or agents are engaged.
- c. CONSULTANT certifies that it does not and will not during the performance of this contract knowingly employ, or subcontract with any entity which employs workers in violation of 8 USC § 1324a. CONSULTANT agrees to require all subcontractors at the time they are hired for this project to sign a Certification of Legal Work Status and submit the Certification to CITY prior to any work being performed by the subcontractors. CONSULTANT agrees to produce, at CITY's request, documents to verify compliance with applicable State and Federal laws. If CONSULTANT knowingly employs workers or subcontractors in violation of 8 USC § 1324a, such violation shall be cause for unilateral

cancellation of the contract between CONSULTANT and CITY. In addition, CONSULTANT may be suspended from participating in future projects with CITY for a period of one (1) year. In the event this contract is terminated due to a violation of 8 USC § 1324a by CONSULTANT or a subcontractor of CONSULTANT, CONSULTANT shall be liable for any and all costs associated with such termination, including, but not limited to, any damages incurred by CITY as well as attorney fees. For purposes of compliance, CITY requires CONSULTANT and subcontractors to use E-Verify or other federally accepted forms of verification to verify the employment eligibility of all employees as allowed by law and the E-Verify procedures. CONSULTANT and subcontractors must maintain authorized documentation of the verification.

- d. CONSULTANT shall not, either during or after the term of this Agreement, make public any reports or articles, or dispose to any third party any confidential information relative to the work of City or the operations or procedures of CITY without the prior written consent of CITY.
- e. CONSULTANT further agrees that it shall not, during the term of this Agreement, take any action that would affect the appearance of impartiality or professionalism.
- f. CONSULTANT, by execution of this Agreement, certifies that it does not discriminate against any person upon the basis of race, color, creed, national origin, age, sex, disability or marital status in its employment practices.
- g. CONSULTANT expressly acknowledges and agrees that nothing in this Agreement shall be deemed to relieve CONSULTANT from any obligation to comply with all applicable requirements of CITY during the term of this Agreement including the payment of fees and compliance with all other applicable ordinances, resolutions, regulations, policies and procedures of CITY, except as modified or waived in this Agreement.
- h. CONSULTANT shall comply with all applicable federal, state, and local laws, regulations, and ordinances that affect those employees or those engaged by CONSULTANT on the PROJECT, and will procure all necessary licenses, permits and insurance required.
- i. CITY acknowledges that CONSULTANT may employ various specialized subcontractors for up to 30% of the services provide herein. CONSULTANT shall give written notice to CITY at least seven (7) days prior to CONSULTANT's employment of the subcontractors to perform portions of the work provided for in this Agreement. It shall be solely CONSULTANT's responsibility to ensure that any of CONSULTANT's subcontractors perform in compliance with the terms of this Agreement. Subcontractors may not be changed without ten (10) days prior written notice to CITY.

2. **PROJECT SERVICES DESCRIPTION**

- a. CONSULTANT will provide the services covered by this Agreement as described in the attached Scope of Work (Exhibit A) which is made a part of this Agreement by this reference. CITY may at any time, as the need arises, order changes within the scope of the services without invalidating the Agreement. If such changes increase or decrease the amount due under the Agreement, or in the time required for performance of the work, an equitable adjustment shall be authorized by change order.
- b. CONSULTANT shall furnish all of the material, supplies, tools, transportation, equipment, labor, subcontractor services and other services necessary for the completion of the work described in Exhibit A.

- c. CONSULTANT shall prepare reports, drawings, plans and construction documents in compliance with all applicable requirements of federal, state, and local laws, codes, rules, regulations, ordinances, and standards.

3. **TERM OF AGREEMENT**

- a. This Agreement shall be effective as of the date executed by all parties and shall continue until services provided for this Agreement have been performed unless otherwise terminated as set forth in this Agreement.
- b. CONSULTANT agrees to perform services as expeditiously as is consistent with professional skill and care and the orderly progress of the PROJECT. CONSULTANT shall perform the services in a timely manner according to the schedule approved by CITY, for a target date of completion set at seventy-five days from the date of this Agreement.
- c. CONSULTANT shall perform its services according to the schedule upon receipt of a written Notice to Proceed from CITY. CITY may authorize costs to be incurred prior to such written Notice to Proceed. In the event that performance of its services is delayed by causes beyond the reasonable control of CONSULTANT, and without the fault or negligence of CONSULTANT, the time for the performance of the services shall be equitably adjusted by written amendment to reflect the extent of such delay. CONSULTANT shall provide CITY with written notice of delay, including a description of the delay and the steps contemplated or actually taken by CONSULTANT to mitigate the effect of such delay.

4. **COMPENSATION**

For the performance of the services and completion of PROJECT set forth herein, CITY shall reimburse CONSULTANT as set out in the Contract Documents, and not to exceed the amount of \$26,000.00 (Twenty-Six Thousand Dollars), as listed in Exhibit "A."

5. **INVOICING, PAYMENT, NOTICES**

- a. CONSULTANT shall submit invoices, no more frequently than monthly, for the services rendered during the preceding period; invoices shall describe the services performed, list all subcontractor's used and the amount owed or paid to them, list all suppliers used and the amount owed or paid to them, list the contract amount, list the current invoice amount based on percentage of PROJECT complete, list the previous invoice amount, list total invoices to date, and list the contract balance.
- b. In executing the request for payment, CONSULTANT shall attest that subcontractors involved with prior requests for payment have been paid, unless CONSULTANT provides a detailed explanation why such payments have not occurred.
- c. All invoices for reimbursable costs shall be taken from the books of account kept by CONSULTANT, and CONSULTANT shall maintain copies of payroll distribution, receipted bills and other documents. CITY shall have the right to review all books and records kept by CONSULTANT and any subcontractors concerning the operation and services performed under this Agreement.
- d. CITY shall withhold payment for any expenditure not substantiated by CONSULTANT'S or subcontractor's books and records.
- e. In the event CITY has made payment for expenditures that are not allowed, as determined by CITY'S audit, CONSULTANT shall reimburse CITY for the amount of the un-allowed

expenditures. If additional money is owed to CONSULTANT, the reimbursement may be deducted from the additional money owed.

- f. CITY shall make no payment for any services not specified in this Agreement unless such additional services and the price thereof are agreed to in writing, prior to the time that such additional services are rendered.
- g. Invoices shall be paid to CONSULTANT within thirty (30) days of presentation to CITY.
- h. CITY may withhold 5% of billed amount as retention. Retention held shall be included in the final invoice after the contract is complete.

6. **CHARGES AND EXTRA SERVICE**

- a. CITY may make changes within the general scope of this Agreement. If CONSULTANT is of the opinion that a proposed change causes an increase or decrease in the cost and/or the time required for performance of this Agreement, CONSULTANT shall notify CITY of that fact. An agreed-upon change will be reduced to writing signed by the parties hereto and will modify this Agreement accordingly. CONSULTANT may initiate such notification upon identifying conditions which may change the services agreed to on the effective date of this Agreement, as set forth in Exhibit "A". However, CONSULTANT represents that to the best of its knowledge that it is not aware of any such conditions on the date hereof. Any such notification must be provided within thirty (30) days from the date of receipt by that party of the other party's written notification of a proposed change.
- b. CITY may request CONSULTANT to perform extra services not covered by Exhibit "A", and CONSULTANT shall perform such extra services and will be compensated for such extra services when they are reduced to a writing mutually agreed to and signed by the parties hereto amending this Agreement accordingly.
- c. CITY shall not be liable for payment of any extra services nor shall CONSULTANT be obligated to perform any extra services except upon such written amendment.

7. **TO BE FURNISHED BY CITY**

Resources to be furnished by CITY to CONSULTANT, at no cost to CONSULTANT, consist of CITY staff assistance for oversight and meetings to help perform the services. CONSULTANT shall verify accuracy of provided information as defined in the CONSULTANTS Scope of Work.

8. **INSPECTIONS**

All work shall be subject to inspection and approval of CITY or its authorized representative.

9. **ACCURACY AND COMPLETENESS**

- a. CONSULTANT has total responsibility for the accuracy and completeness of its investigations, calculations, reports, plans and related designs, specifications and estimates prepared for the PROJECT and shall check all such material accordingly.
- b. The plans will be reviewed by CITY for conformity with PROJECT objectives and compliance with CITY Standards.
- c. Reviews by CITY do NOT include the detailed review or checking of major design components and related details or the accuracy with which such designs are depicted on the plans.

- d. The responsibility for accuracy and completeness remains solely with CONSULTANT and shall be performed consistent with the standard of care.

10. **INDEPENDENT CONTRACTOR**

- a. CITY retains and employs CONSULTANT, as an independent contractor, to act for and represent it in all matters involved in the performance of services on the PROJECT, subject to the terms, conditions and stipulations as hereinafter stated.
- b. It is understood and agreed that CONSULTANT will provide the services without supervision from CITY. CONSULTANT is an independent contractor and is not an employee, officer, or agent of CITY for any purposes related to the performance of this Agreement and is not an employee of CITY and is not entitled to any benefits from CITY.
- c. Nothing in this agreement shall create nor be construed to constitute a partnership or joint venture between CONSULTANT and CITY.
- d. CONSULTANT is advised to obtain and maintain in effect during the term of this Agreement medical insurance and disability insurance for all related work performed under this Agreement.
- e. CONSULTANT acknowledges that CITY will not withhold any federal, state, or local taxes, including FICA, nor will CITY provide any unemployment compensation or worker's compensation coverage. As an independent contractor, CONSULTANT shall be responsible for all taxes, worker's compensation coverage and insurance coverage, and shall hold CITY harmless and indemnify CITY from and against any and all claims related to taxes, unemployment compensation, and worker's compensation.
- f. CONSULTANT shall secure, at its own expense all personnel required in performing the services under this Agreement. The employees of CONSULTANT shall not be considered to be the employees of CITY nor have any contractual relationship with CITY. CONSULTANT and its employees shall not hold themselves out as, nor claim to be officers or employees of CITY by reason of this Agreement. The employees of CITY shall not be considered to be employees of CONSULTANT.
- g. Neither party has the right to bind or obligate the other in any way. CONSULTANT shall not use the name, trademarks, copyrighted materials, or any information related to this Agreement in any advertising or publicity without CITY'S prior written authorization.

11. **INSURANCE**

- a. GENERAL: CONSULTANT shall secure and maintain insurance as required by laws and regulations and the terms of this agreement to protect against any liability, loss or expense which occurs or arises as a result of the performance of the services provided pursuant to this agreement or as changed as provided herein. CONSULTANT'S insurer must be authorized to do business in Utah and must have an A.M. Best rating of A VIII or better at the time this contract is executed.
- b. COMMENCEMENT OF WORK: Neither CONSULTANT, his suppliers nor any subcontractors shall enter the site of the work or commence work under this contract before CITY has received and accepted Certificate(s) of Insurance and Insurance Endorsements, and has issued the Notice to Proceed.

- c. **INSURANCE CERTIFICATES AND COVERAGE:** Insurance certificates shall be issued on all policies required under this contract and shall be signed by an authorized representative of the insurance company. The insurance certificate or the coverage required shall include the following:
- i. The name and address of the insured.
 - ii. CITY shall be named as a Certificate Holder.
 - iii. CITY shall be named as an additional insured on the General Liability Certificate with CITY listed as non-contributory on the General Liability certificate.
 - iv. The location of the operations to which the insurance applies.
 - v. The number of the policy and the type or types of insurance in force thereunder on the date borne by the certificate.
 - vi. The expiration date of the policy and the limit or limits of liability thereunder on the date borne by the certificate.
 - vii. A statement that all coverage is on an occurrence basis rather than a claims basis except for the Professional Errors and Omissions Insurance coverage.
 - viii. A provision that the policy or policies will not be cancelled, denied renewal, or reduced in coverage until at least 30 days after written notice has been received by CITY.
 - ix. Name, address, and telephone number of the insurance company's agent of process in Utah.
 - x. Other information to demonstrate compliance with additional requirements stipulated for the various types of insurance coverage.
- d. **COMPENSATION INSURANCE:** CONSULTANT shall take out and maintain Worker's Compensation Insurance as required by the Labor Code for all its employees at the site of the work during the life of this contract. Coverage must be provided by a company authorized by the State of Utah to provide Worker's Compensation Insurance. The insurance shall include:
- i. Insurance certificates shall provide a waiver of subrogation by the carrier to Certificate Holder.
 - ii. CONSULTANT shall require each subcontractor to provide Workers Compensation Insurance for its employees unless such employees are covered by CONSULTANT.
 - iii. In the event any class of employees engaged in hazardous work under this contract is not protected by the Worker's Compensation Statute, CONSULTANT shall provide, and shall cause its subcontractors to provide, special insurance for the protection of such employees not otherwise protected.
- e. **COMMERCIAL GENERAL LIABILITY INSURANCE:**
- i. CONSULTANT shall procure, and maintain commercial general liability insurance for the duration of the contract against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONSULTANT, his agents, representatives, employees or subcontractors. The insurance shall remain in effect during the term of this agreement and such that claims reported beyond the date of substantial completion of this agreement are covered and during the warranty period, to the extent that it relates to the activities covered by this Agreement, in such manner and amounts as set forth herein.
 - ii. The Insurance Endorsement shall evidence such provisions.

- iii. The minimum commercial general liability insurance shall be as follows:
 - 1. Comprehensive general liability insurance for injuries, including accidental death, to any one person in any one occurrence in an amount not less than \$674,000 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 \$2,000,000 Dollars.
- iv. Such policy shall include each of the following coverages:
 - 1. Comprehensive form.
 - 2. Premises - operations.
 - 3. Underground hazard.
 - 4. Product/completed operations hazard.
 - 5. Contractual insurance.
 - 6. Broad form property damage, including completed operations.
 - 7. Independent contractors for vicarious liability.
 - 8. Personal injury.
 - 9. Cross liability or severability of interest's clause shall be included unless a separate policy covering CITY is provided.
- f. PROFESSIONAL LIABILITY ERRORS AND OMISSIONS INSURANCE:
 - i. CONSULTANT shall carry and maintain Professional Liability Errors and Omissions Insurance in an amount not less than \$2,000,000 Dollars for all work performed under this Agreement.
 - ii. CONSULTANT shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONSULTANT, his agents, representatives, employees or subcontractors. With respect to General Liability, Professional liability coverage should be maintained for a minimum of five (5) years after contract completion.
 - iii. If Professional Liability coverages are written on a claims-made form:
 - 1. The retroactive date must be shown, and must be before the date of the contract or the beginning of contract work.
 - 2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work.
 - 3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the contract effective date, the CONSULTANT must purchase an extended period coverage for a minimum of five (5) years after completion of contract work.
 - 4. A copy of the policy must be submitted to CITY for review.
- g. BUSINESS AUTOMOBILE COVERAGE:
 - i. CONSULTANT shall carry and maintain business automobile insurance coverage on each vehicle used in the performance of the work in an amount not less than \$1,000,000 Dollars.

- ii. Such business automobile insurance shall include each of the following types:
 - 1. Comprehensive form, including loading and unloading.
 - 2. Owned.
 - 3. Hired.
 - 4. Non-owned.

12. **INDEMNITY AND LIMITATION**

- a. CONSULTANT shall indemnify, defend, and hold harmless CITY, its elected officials, officers, employees, 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 costs for:
 - i. death or injuries to persons or for loss of or damage to property caused by, resulting from, or arising out of the intentional, reckless, negligent, or wrongful acts, errors or omissions, or other liability imposed by law of CONSULTANT, its officers, employees, agents, or representatives in the performance of services under this Agreement or any subcontractor, any supplier, any person or organization directly or indirectly employed by any of them to perform or furnish any of the work;
 - ii. CONSULTANT's failure or refusal, whatever the reason, to pay subcontractors or suppliers for Work performed under the Agreement;
 - iii. claims by any employee of the CONSULTANT, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, CONSULTANT'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 CONSULTANT or any subcontractor under workmen's compensation acts, disability benefit acts or other employee benefits acts.
- b. CITY shall give CONSULTANT prompt written notice of any such claims or suits filed against CITY arising out of the services provided under this Agreement. CONSULTANT agrees to defend against any claims brought or actions filed against CITY arising out of the services provided under this Agreement, whether such claims or actions are rightfully or wrongfully brought or filed. In the case when a claim is brought or an action filed with respect to the subject of indemnity herein, CONSULTANT agrees that CITY may employ a separate attorney to appear and defend the claim or action on its own behalf at the expense of CONSULTANT. CONSULTANT shall be responsible for all costs associated with any claim, demand, action, suit or judgment including attorney fees for which they indemnify or defend CITY.
- c. The insurance requirements in this agreement shall not be construed as limiting CONSULTANT'S liability. Irrespective of the requirements for CONSULTANT 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 CONSULTANT of any obligations under this agreement.

13. **DOCUMENTS**

- a. All data used in compiling CONSULTANT's work, and the results of any tests or surveys, as well as all plans, designs, drawings, specifications, photographs, maps, electronically stored records of work performed, renderings, specifications, schedules, CONSULTANT's work, data processing output, computations, studies, audits, research, reports, models and other items of like

kind prepared by CONSULTANT, and its employees, shall be the sole and exclusive property of CITY, and CITY shall own all intellectual property rights thereto whether the specific work project for which they are made is undertaken or not. CONSULTANT may retain reproducible copies of all of the foregoing documents for information and reference and customary marketing and public relations. The originals of all of the foregoing documents shall be delivered to CITY promptly upon completion thereof. This provision may be enforced by an order of specific performance and is independent of any other provision of this Agreement. Compliance by CONSULTANT with this paragraph shall be a condition precedent to CITY's obligation to make final payment to CONSULTANT. If CITY has specific requirements on the information and manner the documentation is collected, CITY shall provide those specifics to CONSULTANT in writing.

- b. Plans, designs, drawings, specifications, photographs, maps and record drawings prepared or obtained under this Agreement shall be provided to CITY in a format approved by CITY which shall generally be a hard copy and an electronic copy, and shall become the property of CITY whether the work for which they are prepared is executed or not.
- c. The basic survey notes and sketches, charts, computations, and other data prepared under this Agreement shall be made available upon request to CITY without restriction or limitation on their use.
- d. CITY shall have the right to use reports, designs, details or products developed as part of this Agreement for purposes of maintenance, remodeling or reconstruction of existing facilities or construction of new facilities without additional compensation to CONSULTANT or without restriction or limitation on its use even if documents are considered copyrighted material.
- e. CITY will hold harmless CONSULTANT for any use or reuse of these reports, designs, or details for purposes other than the project associated with this Agreement unless CITY obtains validation of that use or reuse from CONSULTANT.

14. **RECORDS**

- a. CONSULTANT shall maintain records, books, documents and other evidence directly pertinent to the performance of services under this Agreement in accordance with generally accepted accounting principles and practices.
- b. CONSULTANT agrees to keep proper books of records and accounts in which complete and correct entries will be made of payroll costs, travel, subsistence, and field expenses.
- c. Said books shall, at all times, be available for at least three (3) years after final payment for reasonable examination by CITY.

15. **TERMINATION**

- a. CITY may terminate this Agreement by providing fourteen (14) days written notice prior to the effective termination date to CONSULTANT.
- b. In the event of such termination, CITY shall pay CONSULTANT for all services actually rendered up to and including the date of termination.
- c. CONSULTANT shall deliver to CITY copies of all drawings, reports, analyses, documents and investigations, whether completed or not, that were prepared or were being prepared under the provisions of this Agreement.

16. **SUCCESSORS AND ASSIGNS**

CONSULTANT shall not assign, sublet, sell, transfer, or otherwise dispose of any interest in this Agreement without the prior approval of CITY.

This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and permitted assigns, but shall not inure to the benefit of any third party or other person.

17. **CONFLICT OF INTEREST**

- a. CONSULTANT certifies that it has disclosed to CITY any actual, apparent or potential conflicts of interest that may exist relative to the services to be provided pursuant to this Agreement.
- b. CONSULTANT agrees to advise CITY of any actual, apparent or potential conflicts of interest that may develop after the date of execution of this Agreement.
- c. CONSULTANT further agrees to complete any statements of economic interest required by either CITY ordinance or State law.

18. **NON WAIVER**

No failure or waiver or successive failures or waivers on the part of either party hereto, their successors or permittee assigns, in the enforcement of any condition, covenant, or Article of this Agreement shall operate as a discharge of any such condition, covenant, or Article nor render the same invalid, nor impair the right of either party hereto, their successors or permitted assigns, to enforce the same in the event of any subsequent breaches by the other party hereto, its successors or permitted assigns.

19. **NOTIFICATION**

All notices required or permitted under this Agreement shall be in writing and shall be deemed sufficiently served if served by Registered Mail addressed as follows:

CITY: City of St. George 175 East 200 North St. George, Utah 84770 Attention: Courtney Stephens	CONSULTANT: CRSA 20 N. Main Street, Suite 104 St. George, Utah 84770 Attention: Jim Nielson, AIA
--	---

20. **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.

21. **LEGAL FEES.** Should any party default on any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including reasonable attorney's fee, which may arise or accrue from enforcing this Agreement or in pursuing any remedy provided hereunder or by applicable law, whether such remedy is pursued by filing a lawsuit or otherwise. This obligation of the defaulting party to pay costs and expenses includes, without limitation, all

costs and expenses, including reasonable attorney's fee including appeals and bankruptcy proceedings. If either party commences legal action to interpret any term of this agreement, the prevailing party shall be entitled to recover all reasonable attorneys' fees, court costs, and any other costs incurred in connection with such action.

22. **MODIFICATION OF AGREEMENT**

CITY specifically reserves the right to modify or amend this Agreement and the total sum due hereunder either by enlarging or restricting the scope of the Work. All modifications shall be in writing and executed by both parties. Each Work Order adopted under this Agreement shall incorporate the terms and conditions of this Agreement and shall constitute a modification to this contract. A Work Order may amend the terms and conditions of this Agreement only as they apply to that particular Work Order and shall not have any general effect on this Agreement.

23. **RESERVED LEGISLATIVE POWERS**

Nothing in this Agreement shall limit the future exercise of the police power by CITY in enacting zoning, subdivision, development, transportation, environment, open space, and related land use plans, policies, ordinances, and regulations after the date of this Agreement, but which shall not be retroactively applied to or modify this Agreement.

24. **ASSIGNMENT**

Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned, sold, transferred or otherwise disposed of to any other party, individual or entity without assigning the rights and the responsibilities under this Agreement and without prior written consent of CITY, which consent shall not be unreasonably withheld.

25. **BINDING EFFECT**

This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

26. **NO JOINT VENTURE, PARTNERSHIP OR THIRD PARTY RIGHTS**

It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other arrangement between the parties. 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.

27. **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 between CITY and CONSULTANT and supersedes and replaces all terms and conditions of any prior agreements, arrangements, negotiations, or representations, written or oral, with respect to this PROJECT.

28. **SEVERABILITY**

If any part or provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other

part or provision of this Agreement except that specific provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

29. **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.

30. **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.

31. **COUNTERPARTS**

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

32. **AUTHORIZATION**

The parties hereto have subscribed their names through their proper officers duly authorized as of the day and year first above written.

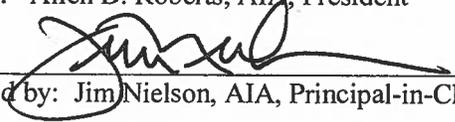
IN WITNESS WHEREOF, this Agreement has been executed by the CITY and CONSULTANT effective from the day and year first written above.

CITY: City of St. George

CONSULTANT: CRSA

~~By: Daniel D. McArthur, Mayor~~
Jonathan T. Pike


By: Allen D. Roberts, AIA, President


And by: Jim Nielson, AIA, Principal-in-Charge

ATTEST:

Christina Fernandez, City Recorder

APPROVED AS TO FORM

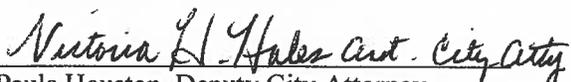

Paula Houston, Deputy City Attorney



EXHIBIT A

ARCHITECTURE · PLANNING · INTERIORS

435.673.7362 · 20 N MAIN ST SUITE 104 · ST GEORGE, UT 84770 · www.crsa.us.com

June 24, 2013

Courtney Stephens
Fleet Manager
St. George City

Re: Proposal for professional services

Dear Courtney,

It was good to meet with you a couple weeks ago. Jim & I have been discussing the best scenario of how we can assist the city in planning for your current needs, and your needs into the future. We have assembled a team of consultants who are specialists in their field that can assist us in the initial phases to help program and plan your facility with efficiency.

As we mentioned in our discussion, in order to have a full understanding of your needs, we propose an initial service to help facilitate your staffs input into an assessment of current & future needs. This will provide us the information to translate the needs into a facilities program that will address adjacencies, spatial configurations, & size of spaces and total facility footprint. With the assistance of our team of specialty consultants, we will concurrently address the circulation, configuration, and organization of the total site master plan which will help us assess and plan the most efficient use of the property the city has available, taking into account all the various departments who travel through the site. We anticipate that the process we have outlined will take approximately 75 days to complete. You can review the attached spreadsheet for an overview of our proposed process.

Our team of specialty consultants will include Dick Shiffer with RNL (Transportation), Rob Guthrie with Fuel Solutions (fuel delivery), Ken Booth at Maintenance Design Group (maintenance), Ladd Birch at VBFA (mechanical systems) & finally, J.R. Anzer at Parametrix (cost estimating).

CRSA proposes to provide these architectural programming services relative to the St. George City Fleet maintenance facility, located at 895 East Red Hills Parkway., in consideration of fees and charges described above. Compensation for Basic services and the services as described above shall be in the amount of \$26,000.00 (Twenty-Six Thousand Dollars).

We have written this proposal based upon the AIA Document B-141, Owner-Architect Agreement. If you would prefer a different agreement, we would be glad to review it and take whatever steps are required to reach a mutual agreement. We would recommend that we take an opportunity to sit down with you and discuss the process we have outlined, our scope of services and fee. It will also give us a chance to answer any questions and resolve the concerns you might have.

Work on this project will begin upon return of this Proposal, bearing an authorized signature.

Respectfully Submitted,



Date 9/26/13

Owner/Authorized Representative Date

Cc: CRSA Contracts

Time	Event	Activity		
# of DAYS		Needs Assessment	Facilities Program	Master Plan
0.5	Identify stakeholders:	Current Maintenance Facility Staff	Maintenance Facility Management and Customer Agency Representatives	City Leaders, Neighboring Land Owners, Potential Future Customer Agencies
0.5	Create steering committee	Suggest two from this group of stakeholders Suggestion: one mechanic; one administrative/support person.	Suggest three from this group of stakeholders Including maintenance facility director as vice chair	Suggest four from this group of stakeholders Including political leader empowered to function as chair
1	Kickoff Workshop	<p>Homework Assignment</p> <p>What is your wish list for a new facility?</p> <p>What do you have difficulty getting by without?</p> <p>Does your physical space cause you to work inefficiently? How?</p> <p>Is the space where you work usually the right temperature?</p> <p>Gather statistics on throughput and overall performance.</p> <p>Brainstorming Session</p> <p>Individual/Group Interviews</p> <p>CRSA Analysis/Synthesis</p> <p>CRSA Presentation</p> <p>Feedback</p> <p>End of Kickoff Workshop</p>	<p>Homework Assignment</p> <p>What one or two things would make maintenance outcomes better?</p> <p>What works for maintenance staff currently?</p> <p>What doesn't work?</p> <p>What have you seen in other facilities that you would like to replicate?</p> <p>What rooms in your current facility are in the wrong places? Where should they be?</p> <p>What technical needs do existing or planned spaces have?</p> <p>What energy efficiency/water saving strategies show promise?</p> <p>Brainstorming Session</p> <p>Individual/Group Interviews</p> <p>CRSA Analysis/Synthesis</p> <p>CRSA Presentation</p> <p>Feedback</p> <p>End of Kickoff Workshop</p>	<p>Homework Assignment</p> <p>How will this community and neighborhood change in the next 25 years?</p> <p>What political developments will affect the kinds of maintenance work needed?</p> <p>To what extent do investments in reduced long-term life cycle cost make sense for St. George? Would it make sense to build for 25 years capacity all at once or in phases?</p> <p>Is St. George interested in considering a LEED*-rated facility?</p> <p>Brainstorming Session</p> <p>Individual/Group Interviews</p> <p>CRSA Analysis/Synthesis</p> <p>CRSA Presentation</p> <p>Feedback</p> <p>End of Kickoff Workshop</p>
20	Develop initial draft - Based on workshop input	<p>Collect/analyze data</p> <p>Current and future operations</p> <p>Review serviceability of existing bldg.</p> <p>Compare with benchmark facilities</p> <p>Calculate recommended norms.</p> <p>Prepare recommendations</p> <p>Facility size, character, and function</p>	<p>Build existing space list</p> <p>Create draft proposed space list</p> <p>Maintenance Support</p> <p>Administration</p> <p>Building Systems</p> <p>Exterior</p> <p>List HVAC, Utility, Operational Requirements</p> <p>Build matrix: space adjacencies</p> <p>Develop conceptual building costs.</p>	<p>Begin analyzing site opportunities/options.</p> <p>Review fueling options</p> <p>Alternative fuels</p> <p>Additional fueling Islands</p> <p>Public fueling access</p> <p>Consider fuel storage and dispensing options</p> <p>Develop conceptual site development costs.</p>
7	Owner review	<p>Confirm draft needs assessment</p> <p>Mark corrections as needed</p>	<p>Review draft facilities program</p> <p>Space list, requirements, adjacencies, costs</p>	<p>Determine site master plan concept</p> <p>Consider costs, operations; select option.</p>
2	Visit benchmark facilities?	<p>Identify comparable facilities</p> <p>Evaluate best options for visit(s)</p> <p>Schedule and conduct visit(s)</p> <p>Observe carefully and take careful notes on lessons learned.</p>	<p>Identify comparable facilities</p> <p>Evaluate best options for visit(s)</p> <p>Schedule and conduct visit(s)</p> <p>Observe carefully and take careful notes on lessons learned.</p>	<p>Identify comparable facilities</p> <p>Evaluate best options for visit(s)</p> <p>Schedule and conduct visit(s)</p> <p>Observe carefully and take careful notes on lessons learned.</p>
1	Final Workshop	<p>Homework Assignment</p> <p>Are there any elements observed at benchmark facilities that need to be incorporated?</p> <p>Brainstorming Session</p> <p>Discussion & input from specialty consultants, transportation, maintenance, & fuel delivery.</p> <p>CRSA Analysis/Synthesis</p> <p>CRSA Presentation</p> <p>Feedback</p> <p>End of Kickoff Workshop</p>	<p>Homework Assignment</p> <p>Any reconfiguring of spaces needed after observation of other operating facilities?</p> <p>Brainstorming Session</p> <p>Discussion & input from specialty consultants, transportation, maintenance, & fuel delivery.</p> <p>CRSA Analysis/Synthesis</p> <p>CRSA Presentation</p> <p>Feedback</p> <p>End of Kickoff Workshop</p>	<p>Homework Assignment</p> <p>Observing how other facilities planned for future, what can be incorporated here? Do we have the right approach?</p> <p>Brainstorming Session</p> <p>Discussion & input from specialty consultants, transportation, maintenance, & fuel delivery.</p> <p>CRSA Analysis/Synthesis</p> <p>CRSA Presentation</p> <p>Feedback</p> <p>End of Kickoff Workshop</p>
20	Develop 90% Draft	<p>Meet with steering committee</p> <p>Review comments on initial draft</p> <p>Conduct additional interviews.</p> <p>Do additional research</p> <p>Prepare needs assessment narrative</p>	<p>Meet with steering committee</p> <p>Review comments on initial draft</p> <p>Conduct additional interviews.</p> <p>Develop blocking/zoning diagram (This diagram depicts adjacencies graphically but is not a floor plan.)</p> <p>Develop space list further</p> <p>Prepare narrative description of bldg. systems</p> <p>Combine material into single facilities program</p>	<p>Meet with steering committee</p> <p>Review comments on initial draft</p> <p>Conduct additional interviews.</p> <p>Explore, refine, and draw site master plan concept (in greater detail)</p> <p>Prepare master plan narrative</p> <p>Prepare Order of Magnitude Cost Est.- Parametric</p>
1	Steering committee presentation	<p>Present 90% Draft</p> <p>Provide background, basis. Answer questions</p>	<p>Present 90% Draft</p> <p>Provide background, basis. Answer questions</p>	<p>Present 90% Draft</p> <p>Provide background, basis. Answer questions</p>
7	Owner review	<p>Review needs assessment narrative</p> <p>Mark final corrections as needed</p>	<p>Review draft facilities program</p> <p>Confirm space list, requirements, adjacencies, costs</p>	<p>Review master plan</p> <p>Consider costs, operations; confirm option.</p>
15	Final Corrections	Incorporate/respond to final owner input.	Incorporate/respond to final owner input.	Incorporate/respond to final owner input.
TTL DAYS	Final Deliverables	Deliver needs assessment	Deliver facilities program	Deliver master plan
75		All part of a single, consolidated document	All part of a single, consolidated document	All part of a single, consolidated document

DRAFTAgenda Item Number : **3A****Request For Council Action**

Date Submitted 2014-01-13 11:08:12**Applicant** City of St George**Quick Title** Public Hrng & Ord for code amendment for mixed use in C-4**Subject** Consider a proposed amendment to the City Zoning Regulations, section 10-10-5:K to modify the requirements for mixed use projects in the C-4 Zone.**Discussion****Cost** \$0.00**City Manager Recommendation** Discussed at the last work meeting after being tabled at the regular meeting held on January 9, 2014. Working with the applicant for the project on Tabernacle to set realistic standards for the mix of residential and commercial in the C-4 zone. More at the meeting.**Action Taken****Requested by** Bob N**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

DRAFTAgenda Item Number : **4A**

Request For Council Action

Date Submitted 2014-01-13 11:06:02**Applicant** City of St George**Quick Title** Ordinance for code amendment; corner lot fences**Subject** Consider approval of a proposed amendment to the City Zoning Regulations, Section 10-18-3:A&C to allow for a 6' high fence or wall to be built to the street-side property line on corner lots.**Discussion** The public hearing on this proposed code amendment was held (& closed) on Jan 9, 2014. Staff has modified the proposed amendment to delete the requirement for 'see-thru' portion above 4'; thus 6' fences / walls may be built to the street-side property line.**Cost** \$0.00**City Manager Recommendation** Meeting was held with the Southern Utah Home builders committee to try to reach an acceptable standard. The issue of not creating areas between the fence and the sidewalk that will not be maintained is a concern. Also protecting the sight distance is a priority along with the joint utility issue.**Action Taken****Requested by** Bob N**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

ITEM _____
Zoning Regulation Amendment
Corner Lot Fence Requirements

PLANNING COMMISSION AGENDA REPORT:	11/12/2013 (Tabled)
PLANNING COMMISSION AGENDA REPORT	12/10/2013
CITY COUNCIL AGENDA REPORT:	01/09/14 (Tabled)
CITY COUNCIL AGENDA REPORT:	01/30/14

AMENDMENT TO ZONING REGULATIONS; Ordinance Amendment

Case No. 2013-ZRA-009

Request: Proposed amendment to Title 10 Zoning Regulations, Chapter 18, Section 10-18-3:A & C, to modify the requirements for fences and walls on corner lots to provide that 6' tall fences or walls may be built on the property line along the street side yard, rather than a minimum setback of 10' behind the sidewalk. Also add section 10-18-5:I to provide for minimum clearances around public utility equipment.

Applicant: City of St George

Background: Currently the Zoning code (10-18-3:C) requires that in the side setback along a public street a six foot (6') tall fence or wall may be constructed provided such fence or wall is a minimum of ten feet (10') behind the front line of the dwelling, and also setback at least ten feet (10') from the sidewalk. (A four foot (4') tall solid fence or wall may be built to the property line.)

The requirement to have a ten foot (10') setback from the sidewalk for a six foot (6') tall wall along the street-side property line has generally not been popular with corner lot property owners and over the years many violations of this requirement have occurred because property owners usually want to enclose their entire rear yard (including area along the street side) area without providing a 10' setback from the sidewalk for a wall over 4' tall.

A public hearing was held and closed on this proposed amendment on Jan 9, 2014. Based on comments received at that hearing, staff has modified the proposed amendment to delete the provision that a 6' tall fence or wall must have the portion above 4' as see-thru.

The proposed amendment would allow a 6' tall fence or wall to be built on the side property line along the street, and eliminate the 10' setback requirement from the sidewalk. (Note, that front setback area is still limited to a maximum of 4' height). See attached exhibit.

PC Action: PC recommended approval of the proposed code amendment that had a requirement that the height above 4' be see-thru.

Proposed Zoning Code Amendment for Fences & Walls on Corner Lots

10-18-3: CORNER LOT REQUIREMENTS:

- A. Height Of Fencing Permitted: On all corner lots, a fence not to exceed six feet (6') in height may be erected along the rear and interior side lot lines, but a fence shall not be erected in the front or street-side setback area to a height in excess of four feet (4'). ~~except as provided for in subsection C of this section.~~
- B. Obstructions In Front Setback: In all zones requiring a front setback, no obstruction to view in excess of three feet (3') in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points thirty feet (30') from the intersection of the property lines.
- C. ~~Exceptions To Corner Lot Requirements: In the side setback which fronts on a public street, height up to six feet (6') is allowed provided such fence is a minimum of ten feet (10') behind the front line of the dwelling and provided that such fence is set back at least ten feet (10') from the sidewalk. (Ord. 2007-06-003, 6-7-2007)~~

Section 10-18-5: I (new section) Clearances from Public Utility Facilities. To promote public safety and to provide for maintenance needs of various public utility facilities and equipment the following clearances are required for fences, walls and similar structures;

1. Five feet (5') from pad mount transformer or 4-way vault.
2. Ten feet (10') from the door side of pad mount switch gear, and five feet (5') from the non-door side of the switch gear.
3. Five feet from fire hydrants.
4. Three feet from water meter boxes.
5. Three feet from telephone pedestals.

DRAFTAgenda Item Number : **5A****Request For Council Action**

Date Submitted 2014-01-22 15:19:26
Applicant Phil Solomon
Quick Title Energy Services Rate increase
Subject Adjustment to Energy rates.
Discussion Adjustment to Energy Services rate schedule to account for increased energy costs and transmission charges.
Cost \$0.00

City Manager Recommendation The cost of purchasing energy and getting it here through transmission has increased significantly in the past several months. We are required by covenants made in the issuance of bonds for the energy department to keep a rate coverage of 1.25 which without a rate increase will not be possible. It is recommended that an across the board increase of 7% is needed at this time in order to keep our commitments. Recommend approval.

Action Taken

Requested by Gary S. Esplin

File Attachments

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ST. GEORGE, UTAH AUTHORIZING A SEVEN PERCENT INCREASE IN ALL ELECTRIC ENERGY SERVICE RATES

WHEREAS, the City of St. George provides customers with electric energy services; and

WHEREAS, the City of St. George is responsible for the billing and collection of customer fees for electric energy services, in accordance with fee schedules; and

WHEREAS, the City of St. George has experienced an increase in the cost of energy and ancillary services from wholesale suppliers, and an increase in the cost of transmission of energy; and

WHEREAS, the City Council of the City of St. George determines that it is in the best interest of the citizens, and it will promote their health, safety, and welfare, to maintain electric energy services, requiring an increase in fees for all categories of customers.

NOW, THEREFORE, BE IT RESOLVED that the St. George City Council hereby authorizes and institutes a seven percent (7%), across the board, increase in electric energy rates for all categories of customers.

BE IT FURTHER RESOLVED that said increase in fees shall be effective on all billings after February 1, 2014.

APPROVED AND ADOPTED THIS ___ DAY OF _____, 2014.

Jonathan T. Pike, Mayor

Christina Fernandez, City Recorder

DRAFTAgenda Item Number : **6A****Request For Council Action**

Date Submitted 2014-01-14 13:26:14**Applicant** HPC**Quick Title** Report from the Historic Preservation Comm mtng of 1-14**Subject** Consider approval of proposed modification to the renovation requirements for the Orval Hafen home, a City Landmark Site at 307 N. Main Street.**Discussion** The Orval Hafen home at 307 N. Main Street was designated a City Landmark Site in 2012 at the request of Mr Ernie Doose, the current property owner. Based on a recommendation from the Historic Preservation Commission the property was designated a Landmark Site subject to renovation requirements which included adding redwood siding to the front exterior of the home and replacing the metal roof with a composite shingle roof. Mr Doose and his representative, Susan Crock, recently met with the HPC to request that the metal roof be allowed to remain for a number of reasons, including the cost to replace the roof. The original roof was tar and gravel. The HPC recommends that the metal roof can remain if it is repainted to a tan color. The exact color to be approved by Kim Campbell, HPC Chairman. The HPC was unanimous in this recommendation.**Cost** \$0.00**City Manager Recommendation** Presentation from the Historical Preservation Committee regarding the Orval Hafen home and the roof at this landmark site. It looks like the HPC reviewed this issue thoroughly and recommend approval to keep the roof and paint it a tan color. Recommend approval.**Action Taken****Requested by** Bob N**File Attachments****Approved by Legal Department?****Approved in Budget?** Amount:**Additional Comments**

Orval Hafen House

Request to Modify Conditions of Approval
St. George Historic Preservation Commission
January 14, 2014

Background

The Orval Hafen House is significant for its association with its owner, prominent St. George attorney Orval Hafen (1903-1964), its architect Robert Gardner, and its landscape architect Leon Frehner. Hafen was a leader in the community, the St. George LDS Stake, the Utah Bar, and the Utah Senate. He commissioned M.I.T.-trained Cedar City architect Robert Gardner to design a contemporary house to take advantage of his lot overlooking the City of St. George at 307 North Main Street. The site and landscape design were by prominent Utah landscape architect Leon Frehner, another Southern Utah native who frequently collaborated with Gardner. The house and grounds are also significant as outstanding examples of Mid-Century Modern design in Southern Utah.

Current Use

The current owner Ernie Doose recognizes the historical importance of the Orval Hafen House and is committed to preserving its historical integrity as he rehabs it for adaptive reuse as the Roene B. DiFiore Center for Arts and Education. His long-term goal for the house is to restore features that contribute to its integrity but were modified by its second owner, who stuccoed over the redwood siding and replaced the original roof with a standing seam metal roof.

Conditions of Approval

The St. George Historic Preservation Commission recommended approval of City Landmark status for the Orval Hafen House at its meeting on February 21, 2012, with the following conditions:

Real or redwood-looking siding be used on the exterior, and real or synthetic board and batten siding be used on portions of the exterior walls, and the roof be a composite shingle material.

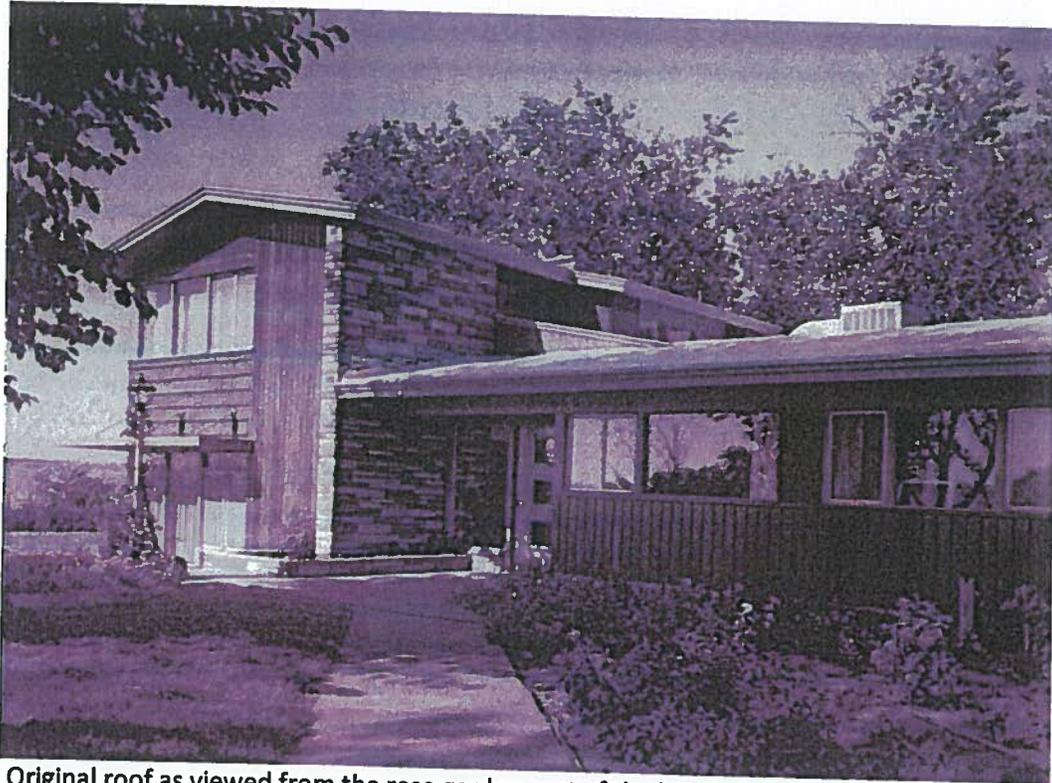
The St. George City Council approved the Landmark designation subject to the conditions recommended by the Preservation Commission and to the Planning Commission report dated 4/24/2013:

Approval of the Landmark designation was conditioned on the applicant making various improvements to the home to return it to near its original appearance. Those improvements include a new roof, and adding redwood siding to portions of the home's façade.

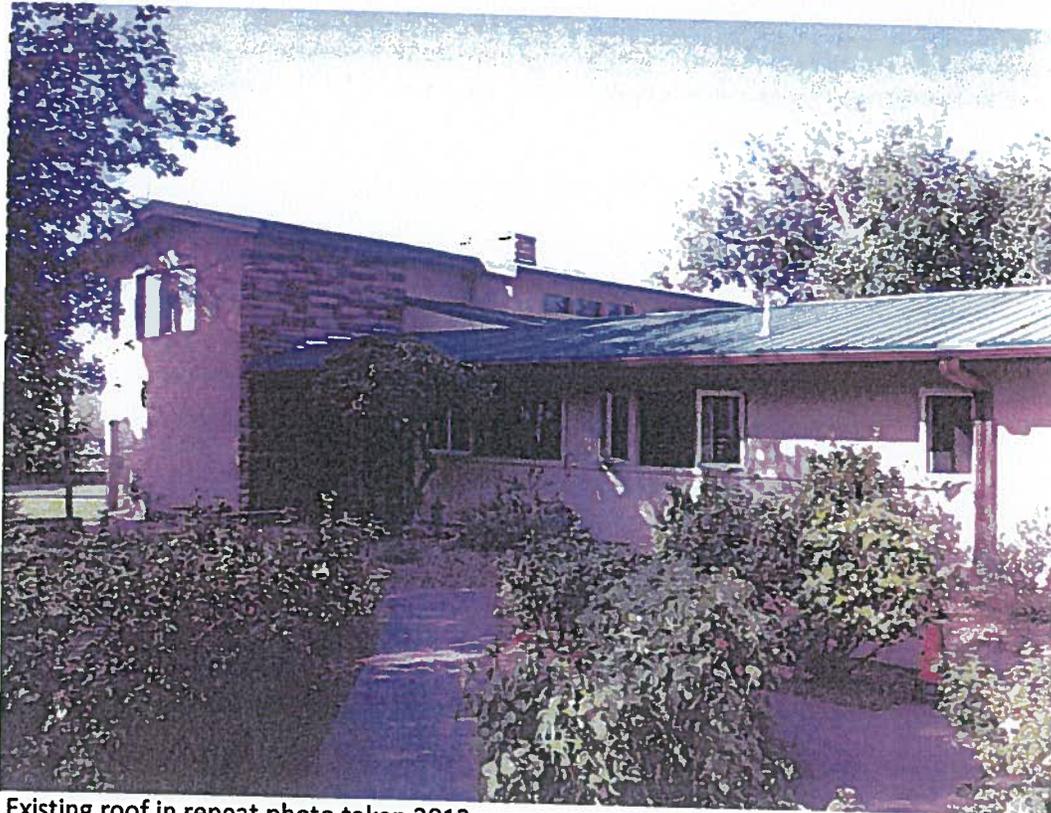
Request for Modification

Mr. Doose has complied with the request to restore the appearance of the redwood siding (see photo on page 3). He has gotten a bid for removal and replacement of the portion of the standing seam metal roof on the street side with composite shingles, but the company would not guarantee the work. Zions Bank, the lien holder, is concerned about possible damage to the house resulting from the partial roof replacement. Replacement of the entire roof was estimated at \$50,000 to \$60,000. With its low pitch and the location of the house on the hill, very little of the roof can be seen from the street. Consequently, Mr. Doose is asking that the conditions of approval be modified to allow the metal roof to remain. The attached photos on page 2 show the original roof and the existing roof as viewed from the rose garden on the east side of the house above Main Street.

City H.P.C. recommends that metal roof remain and be re-painted to a tan color.

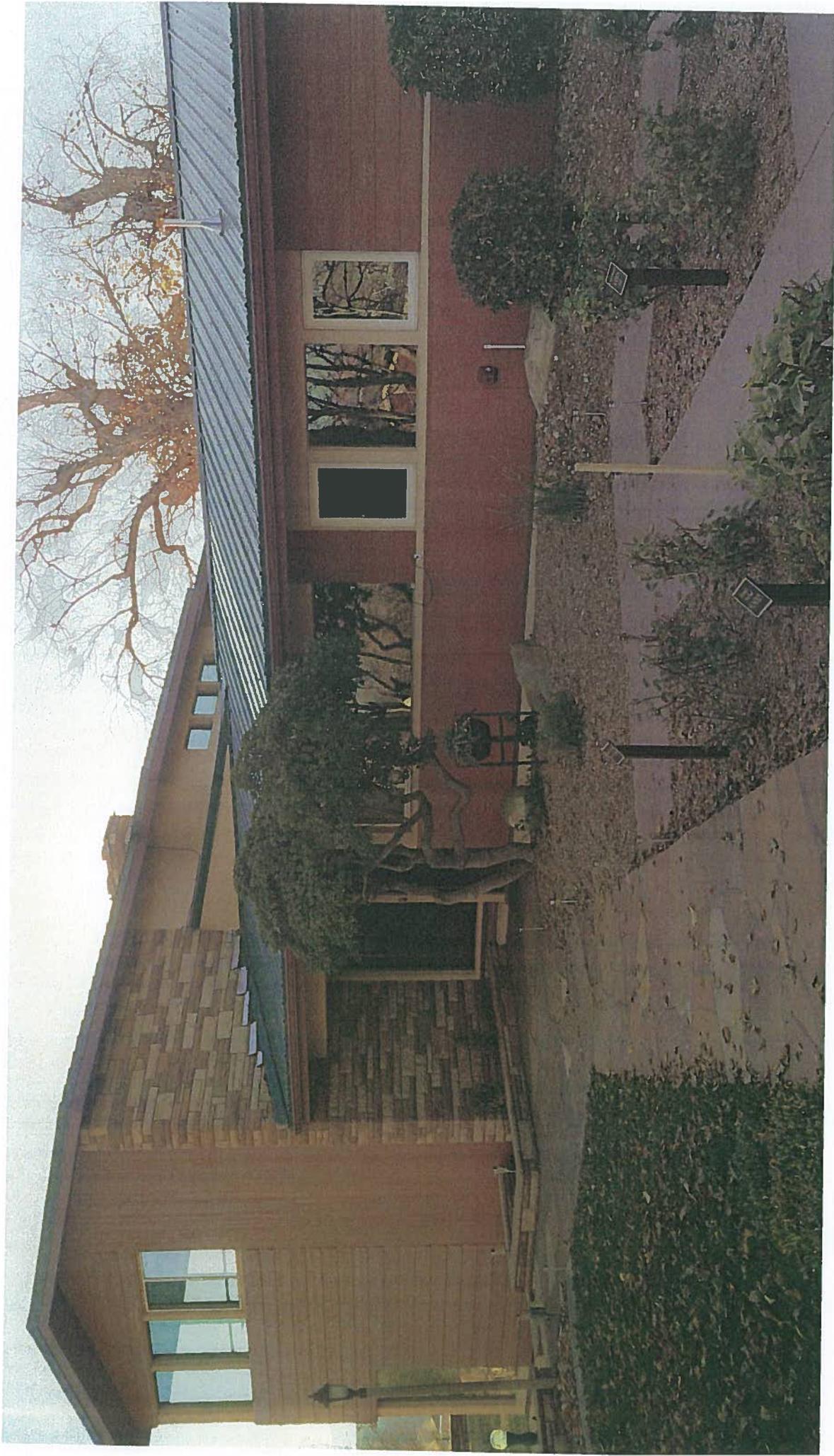


Original roof as viewed from the rose garden east of the house (Gardner Partnership files)



Existing roof in repeat photo taken 2013

307 N. Main Street



DRAFTAgenda Item Number : **6B****Request For Council Action**

Date Submitted 2014-01-13 10:16:06**Applicant** Lona Trombley**Quick Title** Polar Plunge**Subject** We are would like to use St. George City Swimming Pool again this year for the Special Olympics Polar Plunge.**Discussion** This is to raise money for the Special Olympics for the St. George Area.**Cost** \$0.00**City Manager Recommendation** Great event last year and a good cause.(the water was a little cold for those of us that took the plunge, let it me know that the City Manager beat the City Attorney to the other side of the pool even though the Attorney tried to cheat). Recommend approval and challenge all to try it.**Action Taken****Requested by** Lona Trombley**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

DRAFTAgenda Item Number : **6C****Request For Council Action**

Date Submitted 2014-01-13 11:00:03**Applicant** PC**Quick Title** PC Report from 1/21/14**Subject** Consider the report from the Planning Commission meeting held January 21, 2014.**Discussion** The PC agenda for Jan 21st is lengthy with 3 public hearings and a variety of plats and conditional uses. The action items for the Council on Jan 30th will be to set public hearing dates, consider 10 final plats, 8 preliminary plats, and 2 Conditional Use Permit (CUP) requests.**Cost** \$0.00**City Manager Recommendation** Lots of plats and public hearings. Long meeting brings back memories of past. Major issue was Steve Sheffield commercial development proposal along River road south of 1450 So. Also the zone change for Jiffy Lube adjacent to the Maverik station was a hot topic.**Action Taken****Requested by** Bob Nicholson**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

**CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH**

PLANNING COMMISSION REPORT: JANUARY 21, 2014
CITY COUNCIL MEETING: JANUARY 30, 2014

1. **PUBLIC HEARINGS TO BE ADVERTISED FOR FEBRUARY 20, 2014**

(Note: the PC meeting was held on Jan 21st, but the council hearing date for these items cannot be set for the council meeting of February 6th because there is not enough time to meet the minimum 10 day required legal noticing)

- A. Consider a request to **amend** the City **General Plan** Land Use Map by changing the land use designation from MDR (Medium Density Residential) to HDR (High Density Residential) on approximately 5.71 acres located at approximately 1151 South Plantations Drive. The proposed change would allow construction of “**Estancia**” a resort condominium development with opportunities for short term (over-night) rentals. The applicant is Capital 5 LLC and the representative is Mr. Dave Nasal. Case No. 2014-GPA-001. (Staff – Bob N.) (6:0)
- B. Consider a zone change request from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development Commercial) for “**Jiffy Lube**” on approximately 0.66 acres of land located approximately north of the intersection of River Road and 1450 South. The applicant is Novasource Sunwest LLC and the representative is Rosenberg Associates. Case No. 2014-ZC-002 (Staff – Ray S.) (6:0)

2. **CONDITIONAL USE PERMITS**

- A. Consider a request for a Conditional Use Permit (CUP) for a **detached accessory garage** with a building height of twenty-eight feet eight (29’). That exceeds the allowable building height unless a CUP is approved. The subject property is located at 2529 E 3860 S. The zoning is RE-37.5 (Residential Estate 37,500 square foot minimum lot size). Mr. Gerard Holzapfel is the applicant. Case No. 2014-CUP-001. (Staff – Craig H.).
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Development Residential) and is located at approximately 2050 East and Colorado Drive. Case No. 2008-PP-016. (Staff – Todd J.)

(Note: amended due to name change - reference FP below)

- B. Consider approval of an amended preliminary plat for “**Red Cliffs Park Estates**” a four (4) lot residential subdivision plat. The representative is Mr. Bob Hermandson, Bush and Gudgell Engineering. The property is zoned PD-R (Planned Development Residential) and is located at approximately 2050 East and Colorado Drive. Case No. 2008-PP-016. (Staff – Todd J.)

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- D. Consider approval of an amended preliminary plat for “**Red Cliffs Park East Phase 2**” a sixteen (16) lot residential subdivision plat. The representative is Mr. Bob Hermandson, Bush and Gudgell Engineering. The property is zoned PD-R (Planned Development Residential) and is located at approximately 2050 East and Colorado Drive. Case No. 2008-PP-016. (Staff – Todd J.)

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- J. Consider approval of a final plat for "**Snowfield Estates Amended #4**" a fifty-eight (58) lot residential subdivision plat. The representative is Mr. Eric McFadden, Premiere Design & Engineering. The property is zoned R-2 (Multiple family) and R-1-10 (Single Family Residential 10,000 square foot minimum lot size) and is located at 61 South and 65 South Clinton Circle (at approximately 140 South Valley View Drive) Case No. 2013-FP-071. (Staff – Todd J.) *(Note: no public hearing required)*

5. **PRELIMINARY PLATS (PP)**

- A. Consider approval of a preliminary plat for “**Cornerstone**” a sixty-five (65) lot residential subdivision. The applicant is Austin Anderson and the representative is Mr. Paul Blackmore. The property is zoned R-1-10 (Single Family Residential Estate 10,000 square foot minimum lot size) and is located at the southeast corner of the intersection of 3000 East and Seegmiller Drive. Case No. 2013-PP-047 (Staff – Wes J.).
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- G. Consider approval of a preliminary plat for “**Fieldstone Phase 2**” a thirty (30) lot residential subdivision. The applicant is Development Solutions and the representative is Mr. Logan Blake, Development Solutions. The Phase 2 property is zoned R-1-10 (Single Family Residential 10,000 square foot minimum lot size) and is located south of Little valley Elementary School along the south side of Equestrian /

Crimson Ridge Drive at approximately 2300 East. Case No. 2014-PP-007 (Staff – Wes J.).

- H. Consider approval of a preliminary plat for “**Fieldstone Phase 3**” a twenty-six (26) lot residential subdivision. The applicant is Development Solutions and the representative is Mr. Logan Blake, Development Solutions. The Phase 3 property is zoned R-1-12 (Single Family Residential 12,000 square foot minimum lot size) and is located south of Little valley Elementary School along the south side of Equestrian / Crimson Ridge Drive at approximately 2300 East. Case No. 2014-PP-011 (Staff – Wes J.).

6. **OTHER PLANNING COMMISSION ACTIONS (FYI)**

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Note: The Motion by PC was “Tabled for 30 days; address the following; 1) form a neighborhood committee and meet with Mr. Sheffield, and 2) buildings shall be labeled and state criteria that are associated with each one.

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**CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH**

PLANNING COMMISSION REPORT: JANUARY 21, 2014
CITY COUNCIL MEETING: JANUARY 30, 2014

1. **PUBLIC HEARINGS TO BE ADVERTISED FOR FEBRUARY 20, 2014**

(Note: the PC meeting was held on Jan 21st, but the council hearing date for these items cannot be set for the council meeting of February 6th because there is not enough time to meet the minimum 10 day required legal noticing)

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PCR ITEM 2A

CUP / Garage Height

PLANNING COMMISSION AGENDA REPORT: 01/21/2014
 CITY COUNCIL MEETING: 01/30/2014

CONDITIONAL USE PERMIT
 Case No. 2014-CUP-001

Request: To construct a detached residential garage. The height will exceed the allowable building height of fifteen feet (15'), unless a conditional use permit is granted for a greater height.

Property: The subject residence is at 2529 East 3860 South.

Applicant: Mr. Gerard Holzapfel
 2529 E. 3860 S.
 St. George, Utah 84790

Zoning: RE-37.5 (Residential Estates – 37,500 s.f. minimum lot size)

Ordinance: The Title 10, Chapter 7B “Modifying Regulations,” Section 10-7B-6(B)(7) reads: *“Detached Garages and accessory building shall be limited to an overall height of fifteen feet (15’) for pitched roofs...unless a Conditional Use Permit is granted for a greater height”*. This structure will be ± twenty-nine feet (29’) in height, thus necessitating the purpose of this conditional use permit request.

Adj. Land: Single-family residences

Comments:

1. The proposed structure will be located in the rear yard approximately ninety feet (90’) from the main dwelling and ten feet (10’) from the side and rear property line.
2. The detached garage is to be used for the storage of a RV, boat and ATVs.
3. The proposed height is due to matching the main dwelling’s roof pitch of 10/12 and a tall wall height to accommodate the RV.
4. The proposed structure will not encroach onto any City easements.
5. The detached garage will have the same finishes as the existing home and similar colors. There will be a small attic storage area (non-living space) in the roof of the proposed garage.
6. **Planning Commission recommends approval (6-0) with findings “G” and “J” applicable.**

Findings: The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval:

Yes	N/A	Category	Description
	N/A	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and

			<p>economic productivity. Conditional uses shall not impose excessive noise on surrounding uses.</p> <p>"Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.</p>
	N/A	B. Dust	<ol style="list-style-type: none"> 1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
	N/A	C. Odors	<ol style="list-style-type: none"> 1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
The garage will have the same finish materials as the existing home.		D. Aesthetics	<ol style="list-style-type: none"> 1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
	N/A	E. Safety	<ol style="list-style-type: none"> 1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
	N/A	F. Traffic	<ol style="list-style-type: none"> 1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
The detached garage will be approximately 29' feet in height.		G. Height	<ol style="list-style-type: none"> 1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
	N/A	H. Hours of Operation	<ol style="list-style-type: none"> 1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation

			so as not to disturb the peace and quiet of the adjacent residential area.
	N/A	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.
A detached garage is within the existing character of the zone.		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
	N/A	K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

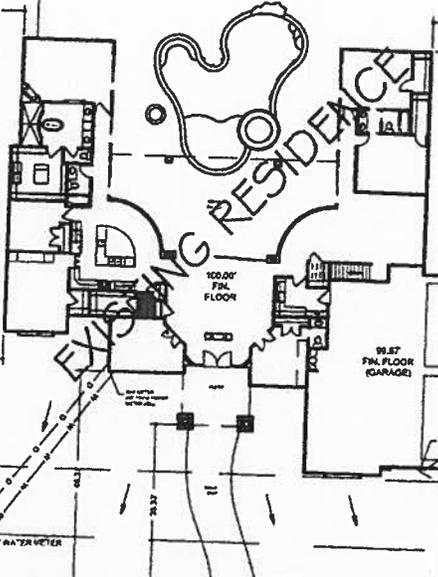
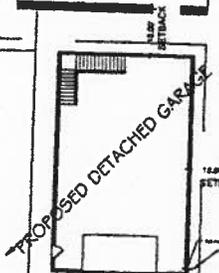


Vicinity & Zoning Map

RANCHO VERDE
ESTATES
DOC. # 528450



LOT 2
38,741 Sq Ft
0.889 Ac.



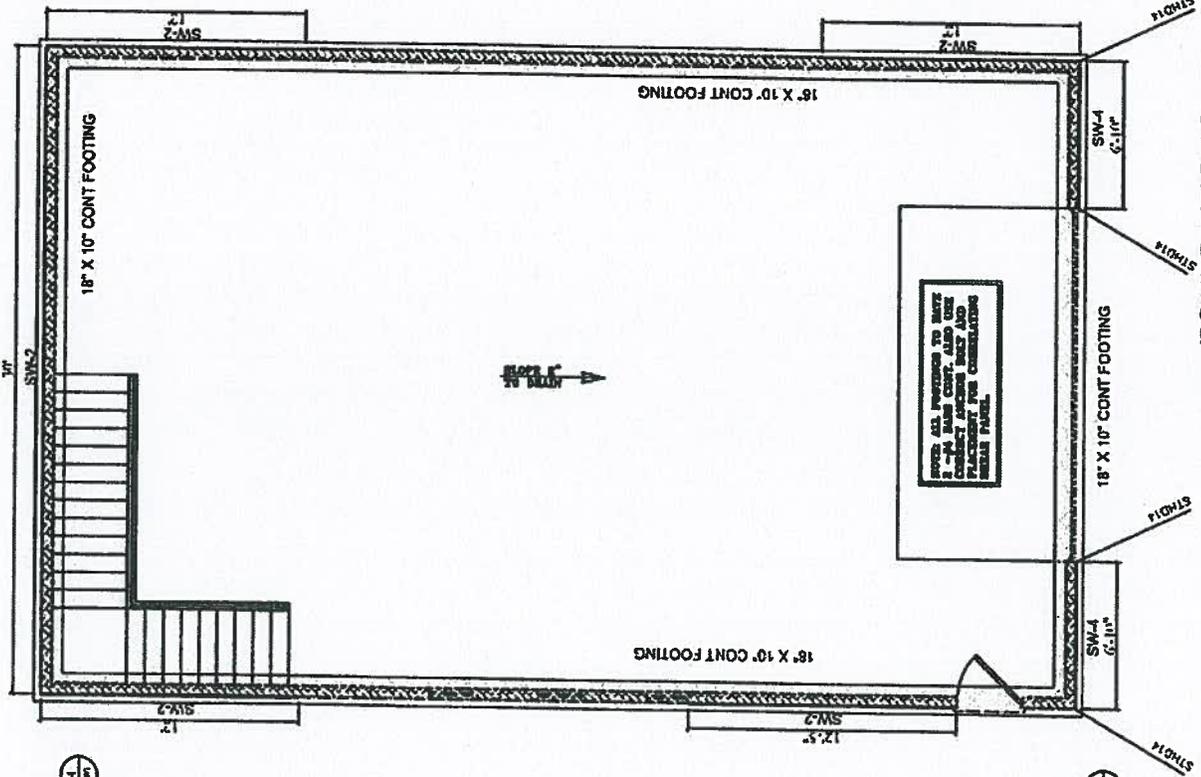
LOT 3

LOT 1

**3860 SOUTH (58'
PUBLIC STREET)**

AST

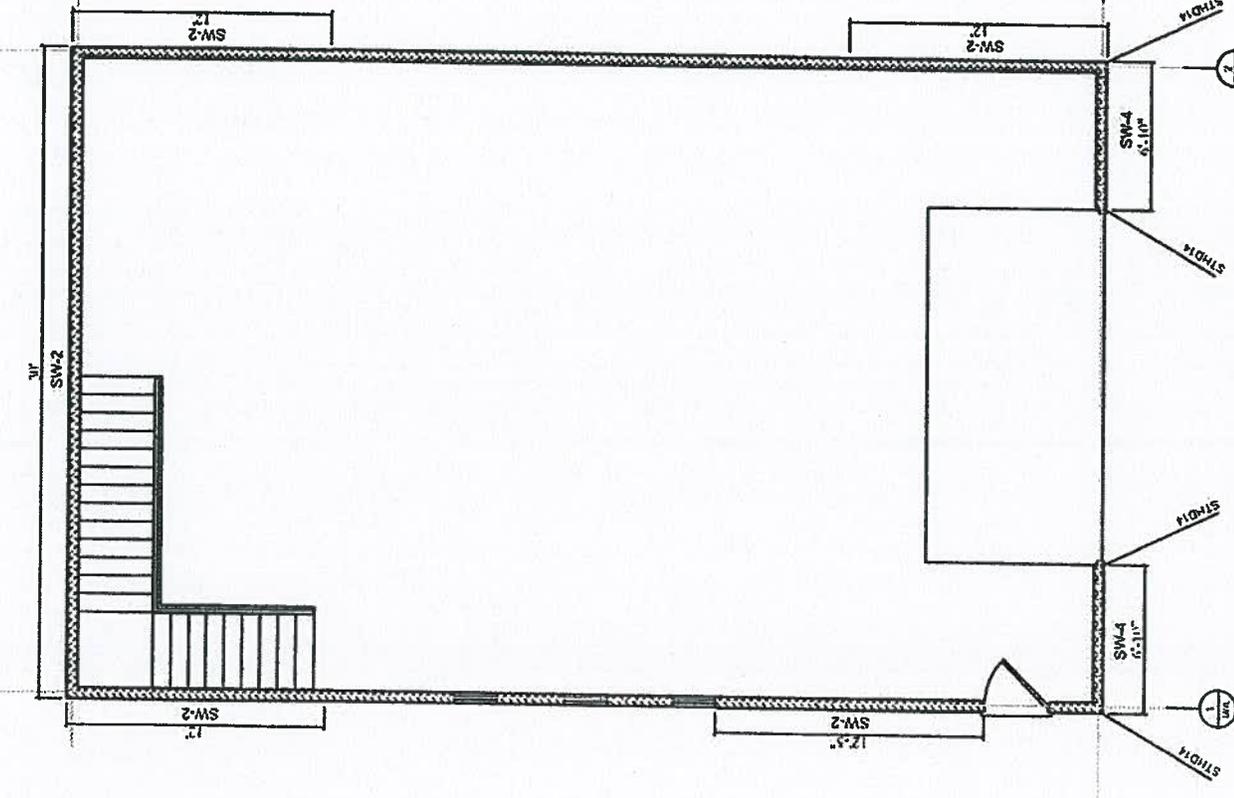
Site Plan



FOUNDATION PLAN

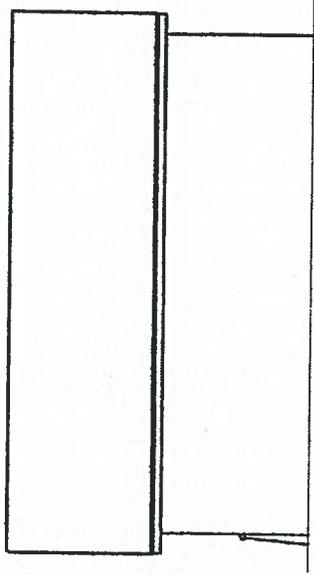
SCALE: 1/4"=1'-0"

NOTE: ALL PERMITS TO DIGIT
 2-1/4" DIA. CONT. ALSO USE
 PLACEMENT FOR CONCRETE
 REBAR PANEL.



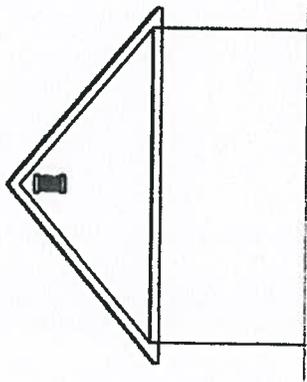
SHEAR WALL PLAN

Floor Plan



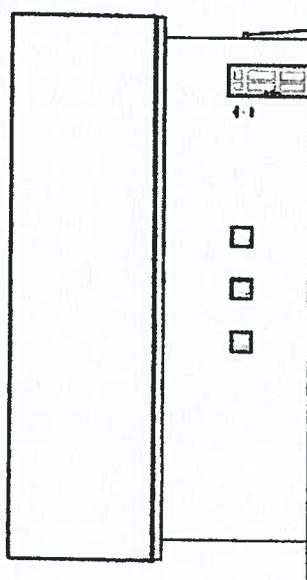
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



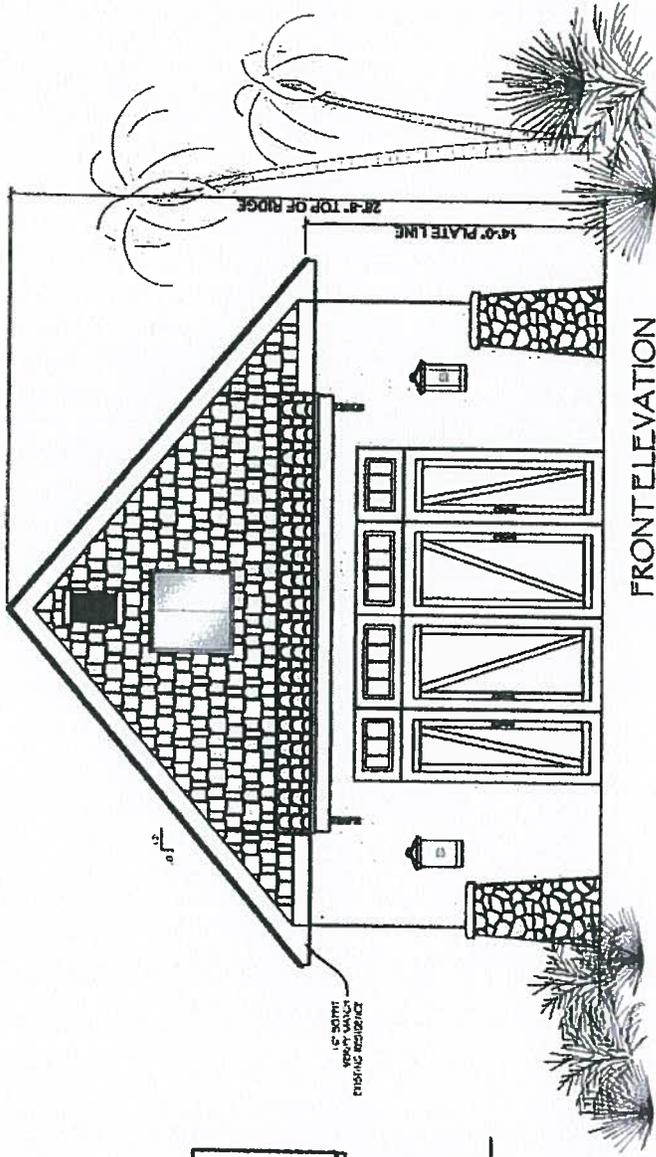
REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

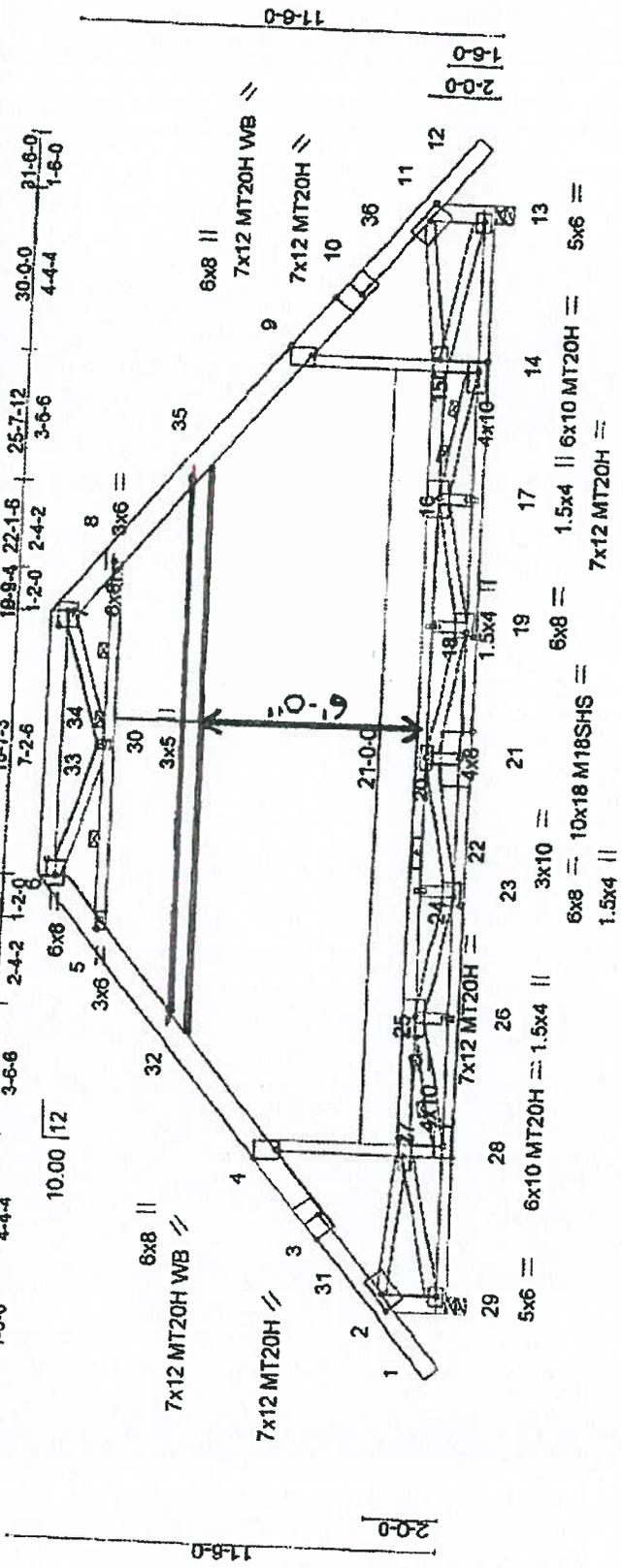
SCALE: 1/8" = 1'-0"

Elevations

Truss	Truss Type	Qty	Ply	M.V.F. #2 Garage (Sunroc/Stalbridge)
AT1	Attic Truss	21	1	
Georgia, U.I., 84780				

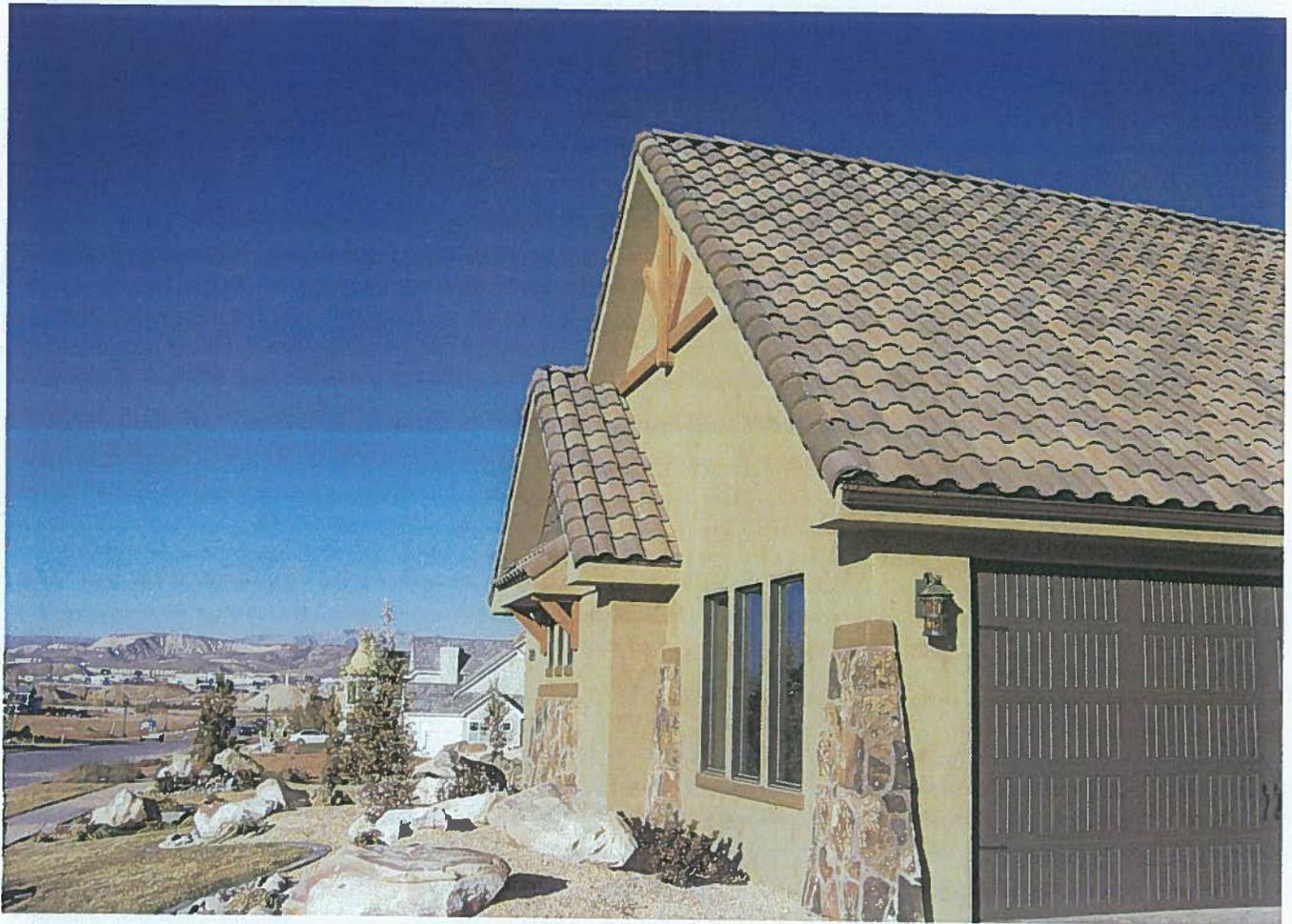
Job Reference (optional)
 7.350 s Sep 27 2012 Mittek Industries, Inc. Mon Dec 16 10:32:4

ID:dmOu?P5pU50vQpUJJEfkey8QP5-aaT3B1kbQ?4O3sGp0WypihxwB0o4



Attic Space Truss Detail





PCR ITEM 2B

Small Concrete Plant

PLANNING COMMISSION AGENDA REPORT: 01/21/2014
CITY COUNCIL MEETING: 01/30/2014

CONDITIONAL USE PERMIT

Case # 2014-CUP-002

Request: To operate a second business location; a proposed short pour concrete company that would primarily supply small home projects.

Description: This expansion request consists of establishing a second business location, erecting a small batch plant, and constructing material storage bins as required.

Property: The property is located at 690 North Industrial Road in the original St George industrial park

Zoning: M-1 (Manufacturing).

General Plan: IND (Industrial).

Owner: Mr. Jeff Marchant, Acting Manager – Marchant Properties LLC
360 South 2050 West
Cedar City, Utah

Applicant: Mr. Eric Clay
P.O. Box 1024
Santa Clara, Utah 84765

Necessity: Zoning Ordinance Section 10-11-2 requires approval of a conditional use permit for concrete or asphalt mixing and batching plants. Staff proposes that a short pour batch plant is less intensive than a full sized concrete batch plant.

Parking: Off street parking has been calculated as follows: Section 10-19-5 requires 1 space per every 250 square feet of office space. The proposed office area is approximately 100 square feet. The applicant proposes 2 parking spaces for vehicles and 4 spaces for concrete trailers. It appears there will be ample space for customer, employee, and short pour trailer parking.

Circulation: Access is from an existing two way driveway on Industrial Road.

Landscaping: Section 10-11-4(G) of the Zoning Ordinance requires 5% landscaping in the Ft. Pierce M-1 zone. Landscaping exists on Industrial Road and no additional landscaping has been proposed for this project.

Adj. Land Uses: The surrounding uses are industrial in nature.

Height: The maximum height allowed in the M1 zone is 35 feet. The dry mix material dispenser is approximately twenty feet (20') in height.

Narrative: The applicant has provided a narrative describing the proposal.

P.C.: The Planning Commission recommends approval with suggested conditions;

1. Install minimal required landscaping on Industrial Road.
2. Ensure there is paved parking.
3. Ensure that the fencing is in good condition.
4. Obtain permitting as required by the Building Department for the batch plant equipment prior to occupancy of the business.
5. If the use intensifies the Planning Commission and City Council shall reevaluate the conditional use permit.

NARRATIVE

To: City of St George.

1/3/2014

Rolling Rock Concrete is looking to expand into the St. George Industrial Park to better serve our customers. We sell ready mixed concrete in the small tow behind trailers in amounts ranging from ¼ yard up to 1 yard. Customers come to our small concrete batch plant and hook up to one of our trailers. We are able to batch the concrete out in a few minutes then they can take the concrete to their jobsite. Rolling Rock Concrete is a great tool for homeowners and contractors alike. The use of the trailers allows smaller projects to be done without the short-load fees from a big truck and lets jobs be completed in a shorter amount of time. More importantly it gives customers a better product than they can get from bagged concrete from the home improvement stores.

Over the years we have worked very closely with the City entities. (St. George, Santa Clara, Ivins Washington, La Verkin) to provide them with the small amounts of concrete they need for the jobs they may have around town. To better serve them we would like to open this second location in the proposed location.

History:

Rolling Rock Concrete is owned and operated by Eric Clay. I (Eric Clay) grew up in St George. I Graduated from Snow Canyon high School, served a mission and then started my family and business here in St George. It is my home and I love it. I started the business in 2006 in Fort Pierce industrial Park and have worked hard over the last 7 years to grow each year. We work with our local community in many different ways. One that we take a lot of pride in is the opportunity we have had to work with the young men in the scouting program. Last year we contributed to over a dozen Eagle Scout Projects. We also work regularly with the Washington County School District.

Conclusion:

We believe that if granted the use of this location we can better serve the City of St. George and Its residents. The city departments (Water, streets, parks, golf, etc.) will be able choose the closest location to the job they are working on and cut down on driving time and overall expenses.

Thank you for your consideration.
Eric Clay, Rolling Rock Concrete

I Jeff Marchant acting manager of Marchant Brothers properties LLC, Have spoken to Eric Clay/Rolling Rock in regards to the property located at 690 North Industrial Road St.George Utah. A lease agreement has been reached in the use of this property for Rolling Rock Concrete LLC.

Jeff Marchant acting manager of Marchant Brother Properties LLC

A handwritten signature in black ink, appearing to read "Jeff Marchant", written over a horizontal line. The signature is stylized and cursive.

360 South 2050 West

Cedar City Utah

(435)586-4307

Date: X 1-2-14



690 N Industrial Road aerial

Made by the City of St. George GIS Department
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

January 22, 2014



690 North Industrial Road

Made by the City of St. George GIS Department
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

January 2, 2014



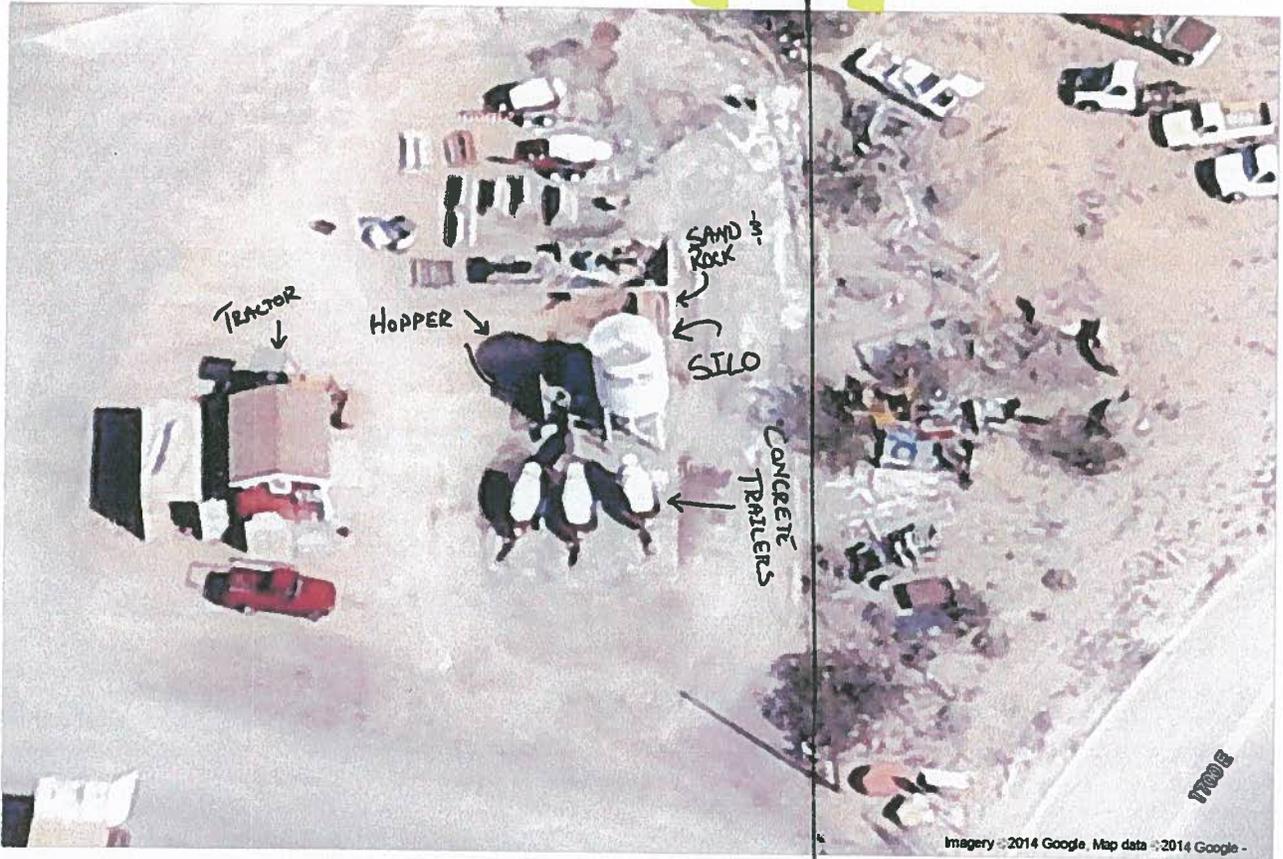
INTERIOR
SUPPLY
BUILDING

SITE PLAN

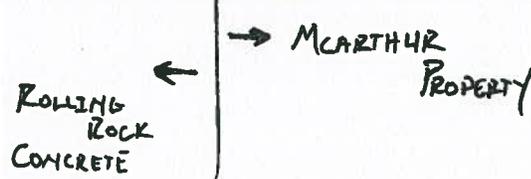


PROPERTY LINE

To see all the details that are visible on the screen, use the "Print" link next to the map.



CURRENT LOCATION TO SHOW SIZE OF EQUIPMENT, IN FORT PIERCE INDUSTRIAL PARK.



- HOPPER 8'x 8'x 7'6"
- SILO 8'3" ROUND 20'6" TALL

Reference

EXISTING SITE FT PIERCE



Washington County Recorder

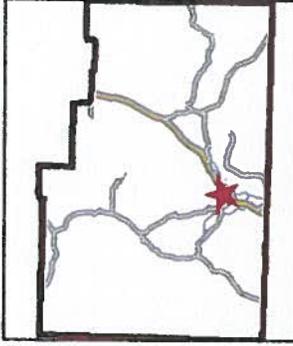


0 240 480 720 ft

Map center: 1040708, 10014095

This plat is furnished for information only. No liability is assumed by Assessor's or Recorder's Office as to correctness of such data.

- Washington County Recorder



Legend

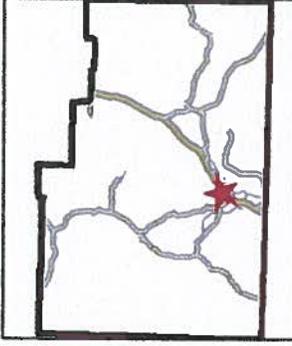
- Towns
- Municipalities
- Subdivisions
- Parcels
- Parcel Number (Label)
- Streets
 - Major
 - Minor
 - Primary Route
 - Secondary Route
 - Trail
 - Other Roads
- Waterbodies
- Water Courses
- MAJOR; PIPELINE; CANAL
- Other
- Parcel Ownership
 - U.S. Forest Service
 - Bureau of Land Management
 - State of Utah
 - Wilderness Area
 - Shivwits Reservation
 - National Park Service
 - State Park
 - Washington County
 - Utah Division of Transportation
 - Municipally Owned
 - Water Conservancy District
 - School District
 - Utah Division of Wildlife Resources
 - PICT 2009



Scale: 1:2,458



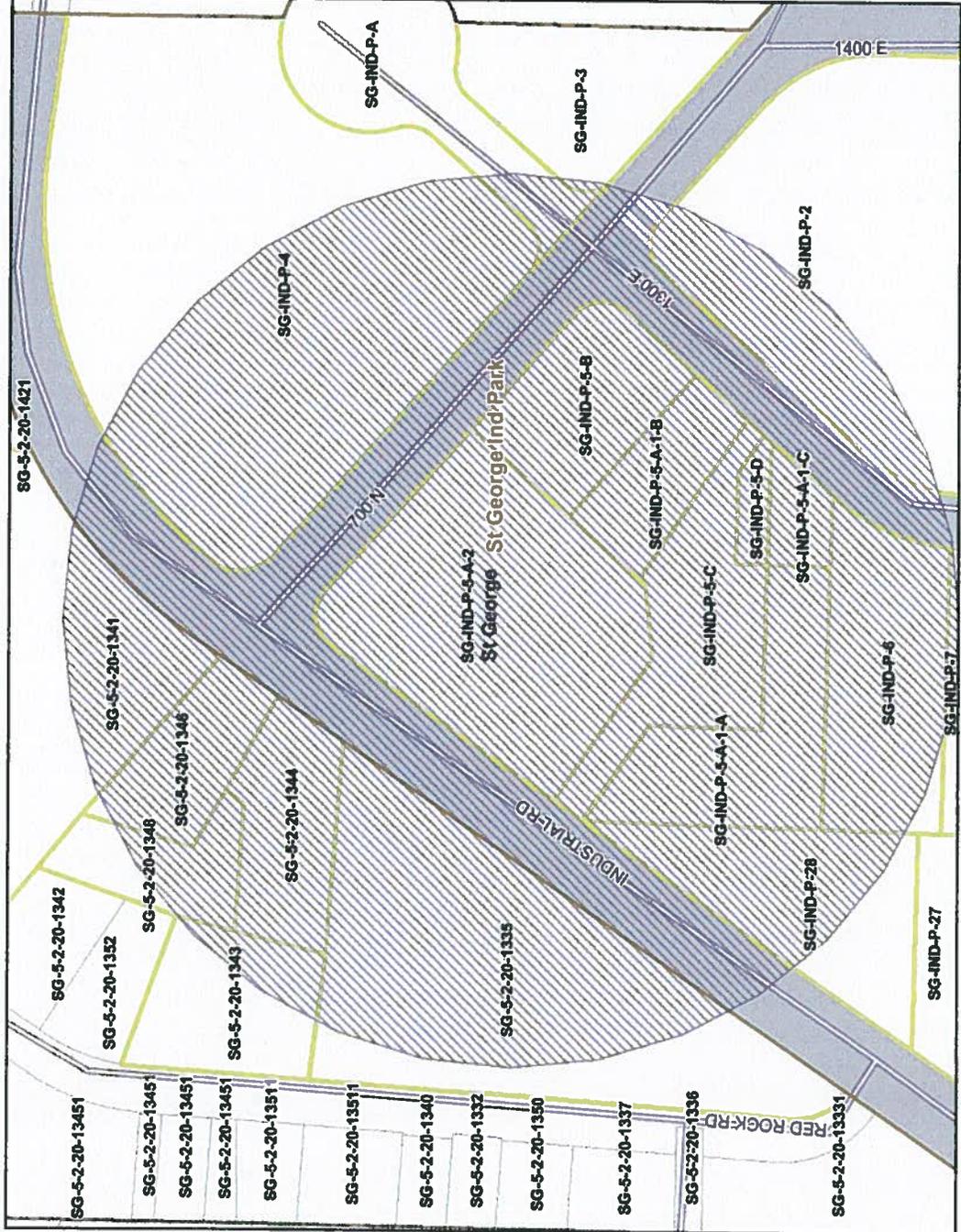
Washington County Recorder



Legend

- Towns
- Municipalities
- Subdivisions
- Parcels
- Parcel Number (Label)
- Streets
 - Major
 - Minor
 - Primary Route
 - Secondary Route
 - Trail
 - Other Roads
- Waterbodies
- Water Courses
- MAJOR: PIPELINE; CANAL
- Other
- Parcel Ownership
 - U.S. Forest Service
 - Bureau of Land Management
 - State of Utah
 - Wilderness Area
 - Shivwits Reservation
 - National Park Service
 - State Park
 - Washington County
 - Utah Division of Transportation
 - Municipality Owned
 - Water Conservancy District
 - School District
 - Utah Division of Wildlife Resources

Scale: 1:2,262



0 225 450 675 ft.

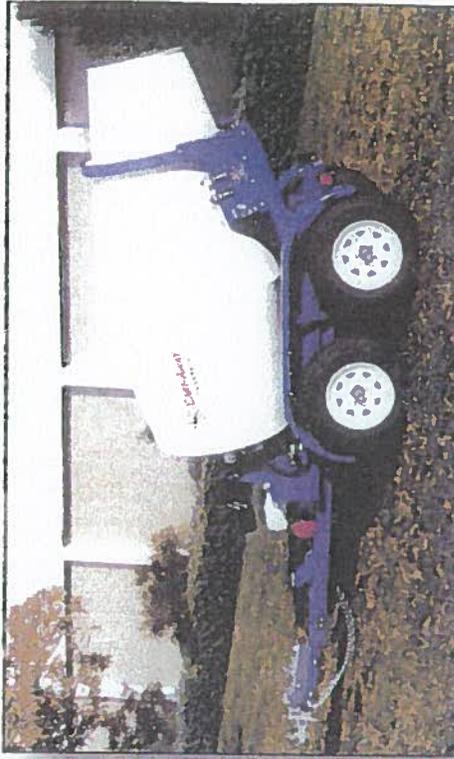
Map center: 1040708, 10014095

This plat is furnished for information only. No liability is assumed by Assessor's or Recorder's Office as to correctness of such data.

- Washington County Recorder



MIX TRAILERS



Model CMT-100



- Hydraulic Rotation and Tilt for Mixing and Dumping
- Mixes Concrete While Traveling
- Large Internal Mixing Blades
- Rear Operator Control Panel
- Extends the Traveling Range

Turning Quality Into Concrete

Cart-Away Concrete Systems, Inc.



DRY MIX BELT LOADER



Model CDL-1

Faster than any other small batch concrete system ■ Reduced wear parts
Cleaner than the wet concrete blenders ■ High efficiency loading management



January 20, 2014

Dear Ray Snyder,

This letter is being written to you to express the opposing opinion of Ready Rock about Case No. 2014-CUP-002 concerning a request that has been sent from Mr. Eric Clay for permission to operate a proposed short pour concrete company located at 690 North Industrial Road.

We oppose this request for several reasons. Our main concern is that we have just entered into a long term lease agreement to operate a similar plant located at 775 North Industrial Road, directly across the street from the proposed operating site. We signed this lease after obtaining the equipment to operate the site at a bankruptcy sale and feel that it would not give us a reasonable opportunity for a successful business if this permit request was approved.

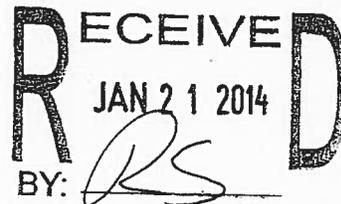
Please consider this opinion in your Planning Commission meeting on January 21, 2014 as well as when making any recommendation to the City Council.

Sincerely,



Don Parker
Owner

Enclosed



~~Hand Deliver~~

Craig Dixon Trust

825 Industrial Road
St. George, UT 84770
(435) 669-7917

January 14, 2014

Mr. Ray Snyder, Associate Planner
City of St. George
175 East 200 North
St. George, UT 84770

Re: Case No. 2014-CUP-002

Dear Associate Planner Snyder,

In response to the proposed conditional use permit request from Mr. Eric Clay our opinion is a no. We own the adjacent property which our tenant Redi-Rock is beginning the same business. Redi-Rock was just the successful bidder at an auction by Utah State Bank in October 2013 for the business and equipment. At that time Redi-Rock was issued a conditional use permit and has agreed to continue leasing land from us. Mr. Eric Clay was present at the auction and was an unsuccessful bidder.

It is clear that Mr. Eric Clay is trying to put his competition out of business before they even have a chance to compete. We have a vested interest in seeing Redi-Rock succeed, but we feel many businesses and individuals should be allowed to have a competitive choice and price structure that a monopoly would not afford.

It is our hope that you will refuse permission to Mr. Eric Clay's request.

Sincerely,



Cindy Barron
Asset Manager, Craig Dixon Trust

MB 1/14/14

RECEIVED
JAN 21 2014
BY: RS

PCR ITEM 3A

Preliminary Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 01/21/2014

CITY COUNCIL MEETING: 01/30/2014

PRELIMINARY PLAT AMENDMENT

Red Cliffs Park Phase 5

Case No. 2008-PP-016

Request: Approval of a 3 Lot Residential Preliminary Plat

Representative: Bob Hermandson, Bush and Gudgell
205 E. Tabernacle St., Suite 4
St. George, UT 84770

Property: Located at approximately 2050 East and Colorado Drive
(Middleton area)

Zone: PD-R

Staff Comments: The purpose of this Amendment is to change the name of the Preliminary Plat for this phase from Red Cliffs Park Subdivision to Red Cliffs Park Phase 5. The original Preliminary Plat was approved by Planning Commission on June 10, 2008 and by City Council on June 19, 2008. Four (4) of the seven (7) phases that were approved have been built. The remaining three (3) phases have not been built. This amendment (and the others as well) will reconfigure the phase lines in from those remaining three (3) phases. FYI – This phase, Red Cliffs Park Phase 5, was going to be Red Cliffs Park Phase 9.

All aspects of this Preliminary Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals from staff.

P.C.: The Planning Commission recommends approval.

PCR ITEM 3B

Preliminary Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 01/21/2014
CITY COUNCIL MEETING: 01/30/2014

PRELIMINARY PLAT AMENDMENT

Red Cliffs Park Estates

Case No. 2008-PP-016

Request: Approval of a 4 Lot Residential Preliminary Plat

Representative: Bob Hermandson, Bush and Gudgell
205 E. Tabernacle St., Suite 4
St. George, UT 84770

Property: Located at approximately 2050 East and Colorado Drive
(Middleton area)

Zone: PD-R

Staff Comments: The purpose of this Amendment is to change the name of the Preliminary Plat for this phase from Red Cliffs Park Subdivision to Red Cliffs Park Estates. The original Preliminary Plat was approved by Planning Commission on June 10, 2008 and by City Council on June 19, 2008. Four (4) of the seven (7) phases that were approved have been built. The remaining three (3) phases have not been built. This amendment (and the others as well) will reconfigure the phase lines in from those remaining three (3) phases. FYI – This phase, Red Cliffs Park Estates, was going to be Red Cliffs Park Phase 10.

All aspects of this Preliminary Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals from staff.

P.C.: The Planning Commission recommends approval.

PCR ITEM 3C
Preliminary Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 01/21/2014
CITY COUNCIL MEETING: 01/30/2014

PRELIMINARY PLAT AMENDMENT

Red Cliffs Park East Phase 1

Case No. 2008-PP-016

Request: Approval of a 13 Lot Residential Preliminary Plat

Representative: Bob Hermandson, Bush and Gudgell
205 E. Tabernacle St., Suite 4
St. George, UT 84770

Property: Located at approximately 2050 East and Colorado Drive
(Middleton area)

Zone: PD-R

Staff Comments: The purpose of this Amendment is to change the name of the Preliminary Plat for this phase from Red Cliffs Park Subdivision to Red Cliffs Park East Phase 1. The original Preliminary Plat was approved by Planning Commission on June 10, 2008 and by City Council on June 19, 2008. Four (4) of the seven (7) phases that were approved have been built. The remaining three (3) phases have not been built. This amendment (and the others as well) will reconfigure the phase lines in from those remaining three (3) phases. FYI – This phase, Red Cliffs Park East Phase 1, was going to be Red Cliffs Park Phase 5.

All aspects of this Preliminary Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals from staff.

P.C.: The Planning Commission recommends approval.

PCR ITEM 3D

Preliminary Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 01/21/2014

CITY COUNCIL MEETING: 01/30/2014

PRELIMINARY PLAT AMENDMENT

Red Cliffs Park East Phase 2

Case No. 2008-PP-016

Request: Approval of a 16 Lot Residential Preliminary Plat

Representative: Bob Hermandson, Bush and Gudgell
205 E. Tabernacle St., Suite 4
St. George, UT 84770

Property: Located at approximately 2050 East and Colorado Drive
(Middleton area)

Zone: PD-R

Staff Comments: The purpose of this Amendment is to change the name of the Preliminary Plat for this phase from Red Cliffs Park Subdivision to Red Cliffs Park East Phase 2. The original Preliminary Plat was approved by Planning Commission on June 10, 2008 and by City Council on June 19, 2008. Four (4) of the seven (7) phases that were approved have been built. The remaining three (3) phases have not been built. This amendment (and the others as well) will reconfigure the phase lines in from those remaining three (3) phases. FYI – This phase, Red Cliffs Park East Phase 2, was going to be Red Cliffs Park Phase 6.

All aspects of this Preliminary Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals from staff.

P.C.: The Planning Commission recommends approval.

PCR ITEM 4A
Final Plat

PLANNING COMMISSION AGENDA REPORT: 01/21/2014
CITY COUNCIL MEETING: 01/30/2014

FINAL PLAT

Red Cliffs Park Phase 5

Case No. 2013-FP-077

Request: Approval of a 3 Lot Residential Subdivision Final Plat

Representative: Bob Hermandson, Bush and Gudgell
205 E. Tabernacle St., Suite 4
St. George, UT 84770

Property: Located at approximately 2050 East and Colorado Drive
(Middleton area)

Zone: PD-R

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

PCR ITEM 4B

Final Plat

PLANNING COMMISSION AGENDA REPORT: 01/21/2014
CITY COUNCIL MEETING: 01/30/2014

FINAL PLAT

Red Cliffs Park Estates

Case No. 2013-FP-076

Request: Approval of a 4 Lot Residential Subdivision Final Plat

Representative: Bob Hermandson, Bush and Gudgell
205 E. Tabernacle St., Suite 4
St. George, UT 84770

Property: Located at approximately 2050 East and Colorado Drive
(Middleton area)

Zone: PD-R

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

MORTGAGEE CONSENT TO OWNERS CONSENT OF WATER IMPACT FEES

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

BY: _____ TITLE: _____

CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)

ON THE _____ DAY OF _____ A.S. JOE PERSONALLY APPEARED BEFORE ME, _____ OF STATE BANK OF SOUTHERN UTAH, AND THAT JOE HAS EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO OWNERS CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION HAS EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____ COMMISSION NUMBER _____ A NOTARY PUBLIC COMMISSIONED IN UTAH STATE OF UTAH NOTARY PUBLIC FULL NAME _____ UTAH CODE 49-1-100 STAMP IS NOT REQUIRED FOR _____

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF RECORD OF RED CLIFFS PARK ESTATES, DOES HEREBY CONSENT TO THE RECORDATION OF THE HEREIN ENCLOSED PROJECT AND JAMES EASTWORTH HEREON.

BY: _____ FOR: STATE BANK OF SOUTHERN UTAH.

MORTGAGEES ACKNOWLEDGMENT

ON THE _____ DAY OF _____ A.S. JOE PERSONALLY APPEARED BEFORE ME, _____ OF STATE BANK OF SOUTHERN UTAH, AND THAT JOE HAS EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO OWNERS CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION HAS EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____ COMMISSION NUMBER _____ A NOTARY PUBLIC COMMISSIONED IN UTAH STATE OF UTAH NOTARY PUBLIC FULL NAME _____ UTAH CODE 49-1-100 STAMP IS NOT REQUIRED FOR _____

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE LARGE ESTATE TRACT OF LAND, HAVING CAUSED THE SAME TO BE SURVEYED INTO LOTS AND OPEN SPACE, TO BE HEREINAFTER DESCRIBED AS:

RED CLIFFS PARK ESTATES

FOR GOOD AND VALUABLE CONSIDERATION, THE UNDERSIGNED OWNERS OF SAID TRACT OF LAND, HAVE CAUSED THE SAME TO BE SURVEYED INTO LOTS AND OPEN SPACE, TO BE HEREINAFTER DESCRIBED AS: ...

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ 20____.

BY: JAMES SULLIVAN MEMBER OF RED CLIFFS PARK, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT ... ON THE _____ DAY OF _____ A.S. JOE PERSONALLY APPEARED BEFORE ME, _____ OF STATE BANK OF SOUTHERN UTAH, AND THAT JOE HAS EXECUTED THE FOREGOING LIMITED LIABILITY COMPANY ACKNOWLEDGMENT OF RED CLIFFS PARK, LLC AND THAT SAID COMPANY HAS EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREON.

NOTARY PUBLIC _____ COMMISSION NUMBER _____ A NOTARY PUBLIC COMMISSIONED IN UTAH STATE OF UTAH NOTARY PUBLIC FULL NAME _____ UTAH CODE 49-1-100 STAMP IS NOT REQUIRED FOR _____

NOTIFICATION AND CONSENT TO IMPACT FEE

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAY DO, HEREBY CONFIRM THAT, NOTWITHSTANDING ANY AVAILABILITY FEES MAY BE ASSESSABLE TO THE LOTS WITHIN SAID TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS: ...

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE ORIGINATED ON THIS PLAY DO.

EXECUTED & DELIVERED IN WASHINGTON COUNTY, WASHINGTON COUNTY WATER CONSERVANCY DISTRICT STATE OF UTAH

ON THE _____ DAY OF _____ A.S. JOE PERSONALLY APPEARED BEFORE ME, _____ OF STATE BANK OF SOUTHERN UTAH, AND THAT JOE HAS EXECUTED THE FOREGOING ACKNOWLEDGMENT OF RED CLIFFS PARK, LLC AND THAT SAID COMPANY HAS EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREON.

NOTARY PUBLIC _____ COMMISSION NUMBER _____ A NOTARY PUBLIC COMMISSIONED IN UTAH STATE OF UTAH NOTARY PUBLIC FULL NAME _____ UTAH CODE 49-1-100 STAMP IS NOT REQUIRED FOR _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT OF (WATER IMPACT FEES)

THE UNDERSIGNED, MANAGING MEMBER OF RED CLIFFS PARK, LLC, DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE ORIGINATED AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREON.

BY: JAMES SULLIVAN, MANAGING MEMBER OF RED CLIFFS PARK, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT ... ON THE _____ DAY OF _____ A.S. JOE PERSONALLY APPEARED BEFORE ME, _____ OF STATE BANK OF SOUTHERN UTAH, AND THAT JOE HAS EXECUTED THE FOREGOING LIMITED LIABILITY COMPANY ACKNOWLEDGMENT OF RED CLIFFS PARK, LLC AND THAT SAID COMPANY HAS EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREON.

NOTARY PUBLIC _____ COMMISSION NUMBER _____ A NOTARY PUBLIC COMMISSIONED IN UTAH STATE OF UTAH NOTARY PUBLIC FULL NAME _____ UTAH CODE 49-1-100 STAMP IS NOT REQUIRED FOR _____



RED CLIFFS PARK ESTATES

LOCATED IN SECTION 24, T12N, R10E, S10E, RANGE 10 WEST

Table with columns for recording information: Date, Time, Fee, etc.

BUSH & GUDGELL, INC. ENGINEERS & SURVEYORS 800-541-1111



Form 1: 1/15/05, Form 2: 2/17/05, Form 3: 3/17/05

RED CLIFFS PARK ESTATES LOCATED IN SECTION 24, T12N, R10E, S10E, RANGE 10 WEST

Page 2 of 3

PCR ITEM 4C
Final Plat

PLANNING COMMISSION AGENDA REPORT: 01/21/2014
CITY COUNCIL MEETING: 01/30/2014

FINAL PLAT

Red Cliffs Park East Phase 1

Case No. 2013-FP-075

Request: Approval of a 13 Lot Residential Subdivision Final Plat

Representative: Bob Hermandson, Bush and Gudgell
205 E. Tabernacle St., Suite 4
St. George, UT 84770

Property: Located at approximately 2050 East and Colorado Drive
(Middleton area)

Zone: PD-R

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

PCR ITEM 4D
Final Plat

PLANNING COMMISSION AGENDA REPORT: 01/21/2014
CITY COUNCIL MEETING: 01/30/2014

FINAL PLAT

Red Cliffs Park East Phase 2

Case No. 2013-FP-074

Request: Approval of a 16 Lot Residential Subdivision Final Plat

Representative: Bob Hermandson, Bush and Gudgell
205 E. Tabernacle St., Suite 4
St. George, UT 84770

Property: Located at approximately 2050 East and Colorado Drive
(Middleton area)

Zone: PD-R

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

MORTGAGEE CONSENT TO OWNERS CONSENT OF WATER IMPACT FEES

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF RECORD OF RED CLIFFS PARK EAST PHASE 2, COUNTY OF KANE, STATE OF UTAH, HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE LOTS AND PARCELS SHOWN THEREON.

BY _____
 TITLE _____
 COUNTY OF _____ STATE OF _____

ON THE _____ DAY OF _____ 2015, PERSONALLY APPEARED BEFORE ME, _____, A NOTARY PUBLIC, FULLY QUALIFIED TO SAY THAT HE IS THE MORTGAGEE OF RECORD OF THE PROPERTY DESCRIBED IN THE FOREGOING AND HE HAS READ AND UNDERSTANDS THE CONSENT OF WATER IMPACT FEES FOR THE LOTS AND PARCELS SHOWN THEREON AND HE HAS CONSENTED TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE LOTS AND PARCELS SHOWN THEREON.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 STATE ID NOT RECORDED PER
 UTAH CODE 4-4-1403

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF RECORD OF RED CLIFFS PARK EAST PHASE 2, COUNTY OF KANE, STATE OF UTAH, HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE LOTS AND PARCELS SHOWN THEREON.

BY _____
 TITLE _____
 COUNTY OF _____ STATE OF _____

ON THIS _____ DAY OF _____ 2015, PERSONALLY APPEARED BEFORE ME, _____, A NOTARY PUBLIC, FULLY QUALIFIED TO SAY THAT HE IS THE MORTGAGEE OF RECORD OF THE PROPERTY DESCRIBED IN THE FOREGOING AND HE HAS READ AND UNDERSTANDS THE CONSENT OF WATER IMPACT FEES FOR THE LOTS AND PARCELS SHOWN THEREON AND HE HAS CONSENTED TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE LOTS AND PARCELS SHOWN THEREON.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 STATE ID NOT RECORDED PER
 UTAH CODE 4-4-1403

GENERAL NOTES & RESTRICTIONS

1. THIS SUBDIVISION CONTAINS PRIVATE STREETS AS LATTERLY PLANNED WHICH ARE NOT OWNED, MAINTAINED OR CONTROLLED BY THE CITY OF ST. GEORGE. THE CITY OF ST. GEORGE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THIS SUBDIVISION.
2. ALL STREETS, ROADS AND WATER IMPROVEMENTS ARE PLANNED AND MAINTAINED BY THE CITY OF ST. GEORGE. THE CITY OF ST. GEORGE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THIS SUBDIVISION.
3. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION.
4. IN ADDITION TO THE CITY OF ST. GEORGE, THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION.
5. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION.
6. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION.
7. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION.
8. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION.
9. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION.
10. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION.
11. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION.
12. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION.
13. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION.
14. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION.
15. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS, ROADS AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION.

OWNERS DEDICATION

THE UNDERSIGNED, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF RECORD OF RED CLIFFS PARK EAST PHASE 2, COUNTY OF KANE, STATE OF UTAH, HEREBY CONSENT TO THE OWNER'S DEDICATION OF THE LOTS AND PARCELS SHOWN THEREON.

BY _____
 TITLE _____
 COUNTY OF _____ STATE OF _____

ON THE _____ DAY OF _____ 2015, PERSONALLY APPEARED BEFORE ME, _____, A NOTARY PUBLIC, FULLY QUALIFIED TO SAY THAT HE IS THE MORTGAGEE OF RECORD OF THE PROPERTY DESCRIBED IN THE FOREGOING AND HE HAS READ AND UNDERSTANDS THE OWNER'S DEDICATION OF THE LOTS AND PARCELS SHOWN THEREON AND HE HAS CONSENTED TO THE OWNER'S DEDICATION OF THE LOTS AND PARCELS SHOWN THEREON.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 STATE ID NOT RECORDED PER
 UTAH CODE 4-4-1403

NOTIFICATION AND CONSENT TO IMPACT FEE

THE OWNER AND MORTGAGEE OF RECORD OF THIS PART DO HEREBY CONSENT THAT NOTIFICATION AND CONSENT TO IMPACT FEE SHALL BE THE RESPONSIBILITY OF THE OWNER AND MORTGAGEE OF RECORD OF THIS PART.

BY _____
 TITLE _____
 COUNTY OF _____ STATE OF _____

ON THE _____ DAY OF _____ 2015, PERSONALLY APPEARED BEFORE ME, _____, A NOTARY PUBLIC, FULLY QUALIFIED TO SAY THAT HE IS THE MORTGAGEE OF RECORD OF THE PROPERTY DESCRIBED IN THE FOREGOING AND HE HAS READ AND UNDERSTANDS THE OWNER'S CONSENT TO IMPACT FEE FOR THE LOTS AND PARCELS SHOWN THEREON AND HE HAS CONSENTED TO THE OWNER'S CONSENT TO IMPACT FEE FOR THE LOTS AND PARCELS SHOWN THEREON.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 STATE ID NOT RECORDED PER
 UTAH CODE 4-4-1403

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVATION DISTRICT

THE WASHINGTON COUNTY WATER CONSERVATION DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE FOR THE LOTS AND PARCELS SHOWN THEREON.

BY _____
 TITLE _____
 COUNTY OF _____ STATE OF _____

ON THE _____ DAY OF _____ 2015, PERSONALLY APPEARED BEFORE ME, _____, A NOTARY PUBLIC, FULLY QUALIFIED TO SAY THAT HE IS THE MORTGAGEE OF RECORD OF THE PROPERTY DESCRIBED IN THE FOREGOING AND HE HAS READ AND UNDERSTANDS THE WATER CONSERVATION DISTRICT'S ACKNOWLEDGEMENT OF THE NOTIFICATION AND CONSENT TO IMPACT FEE FOR THE LOTS AND PARCELS SHOWN THEREON AND HE HAS CONSENTED TO THE WATER CONSERVATION DISTRICT'S ACKNOWLEDGEMENT OF THE NOTIFICATION AND CONSENT TO IMPACT FEE FOR THE LOTS AND PARCELS SHOWN THEREON.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 STATE ID NOT RECORDED PER
 UTAH CODE 4-4-1403

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT OF (WATER IMPACT FEES)

THE UNDERSIGNED, WASHINGTON COUNTY WATER CONSERVATION DISTRICT, HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE FOR THE LOTS AND PARCELS SHOWN THEREON.

BY _____
 TITLE _____
 COUNTY OF _____ STATE OF _____

ON THE _____ DAY OF _____ 2015, PERSONALLY APPEARED BEFORE ME, _____, A NOTARY PUBLIC, FULLY QUALIFIED TO SAY THAT HE IS THE MORTGAGEE OF RECORD OF THE PROPERTY DESCRIBED IN THE FOREGOING AND HE HAS READ AND UNDERSTANDS THE LIMITED LIABILITY COMPANY'S ACKNOWLEDGEMENT OF THE NOTIFICATION AND CONSENT TO IMPACT FEE FOR THE LOTS AND PARCELS SHOWN THEREON AND HE HAS CONSENTED TO THE LIMITED LIABILITY COMPANY'S ACKNOWLEDGEMENT OF THE NOTIFICATION AND CONSENT TO IMPACT FEE FOR THE LOTS AND PARCELS SHOWN THEREON.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 STATE ID NOT RECORDED PER
 UTAH CODE 4-4-1403



RED CLIFFS PARK EAST PHASE 2

LOCATED IN SECTION 16, TOWNSHIP 40N, RANGE 15W, SALT LAKE BASIN AND MERRICK

PCR ITEM 4E
Final Plat

PLANNING COMMISSION AGENDA REPORT: 01/21/2014
CITY COUNCIL MEETING: 01/30/2014

FINAL PLAT

Riverside Cliffs Subdivision Phase 1

Case No. 2013-FP-079

Request: Approval of a 28 Lot Residential Subdivision Final Plat

Representative: Rob Reid, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790

Property: Located at approximately 1900 East Riverside Drive (between Foremaster Ridge and the Virgin River)

Zone: R-1-8

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

PCR ITEM 4F
Final Plat

PLANNING COMMISSION AGENDA REPORT: 01/21/2014
CITY COUNCIL MEETING: 01/30/2014

FINAL PLAT

Sunterra Subdivision
Case No. 2013-FP-067

Request: Approval of a 9 Lot Residential Subdivision Final Plat

Representative: Scott Woolsey, Alpha Engineering
43 South 100 East #100
St. George, UT 84770

Property: Located at approximately 2110 East and Coyote Springs Drive
(northwest area of Little Valley)

Zone: RE-12.5

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

PCR ITEM 4G
Final Plat

PLANNING COMMISSION AGENDA REPORT: 01/21/2014
CITY COUNCIL MEETING: 01/30/2014

FINAL PLAT

Sycamore Phase 5

Case No. 2013-FP-066

Request: Approval of a 3 Lot Residential Subdivision Final Plat

Representative: Roger Bundy, R&B Surveying
257 Prickley Pear Drive
Washington, UT 84780

Property: Located at approximately 3900 South Little Valley Road (Little Valley area)

Zone: R-1-10

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

NOTIFICATION AND CONSENT TO IMPACT FEE:

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT DO HEREBY CONSENT THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH THIS PLAT, THESE SHALL BE WAIVER AVAILABILITY FEES DUE AND PAYABLE ON THE LOTS WITHIN SAID TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:

- a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY PERSON IN INTEREST THEREIN;
- b) THE COMMENCEMENT OF CONSTRUCTION FOR CONSTRUCTION OF ANY PORTION OF THE TRACT; OR
- c) THE COMMENCEMENT OF CONSTRUCTION FOR CONSTRUCTION OF ANY PORTION OF THE TRACT;

d) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A PROVISIONAL NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.

BARBARA G. HELLIE ASSISTANT GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH
WASHINGTON COUNTY

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, BARBARA G. HELLIE, PERSONALLY KNOWN TO ME OR KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE TRUE, _____, ASSISTANT GENERAL MANAGER, WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
IT IS DEEMED TO BE TRUE AND CORRECT)
TITLE: AS, CHAPTER 1, SECTION 141

NOTARY PUBLIC

MORTGAGEE CONSENT TO RECORD

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE FOREN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL RECORDATIONS.

BY: _____
TITLE: _____

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF UTAH } s.s
COUNTY OF WASHINGTON }

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, _____ OF STATE BANK OF SOUTHERN UTAH AND THAT SHE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND THAT SHE IS FULLY AWARE OF THE CONTENTS OF SAID PLAT AND THAT SHE INTENDS TO USE SAID TRACT OF LAND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
IT IS DEEMED TO BE TRUE AND CORRECT)
TITLE: AS, CHAPTER 1, SECTION 141

NOTARY PUBLIC

MORTGAGEE'S CONSENT

TO OWNER'S CONSENT OF WATER IMPACT FEES

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREBY DESCRIBED TRACT OF LAND, DOES HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEE FOR THE USES AND PURPOSES STATED THEREIN.

BY: _____
TITLE: _____

**CORPORATE ACKNOWLEDGMENT
(WATER IMPACT FEES)**

STATE OF UTAH } s.s
COUNTY OF WASHINGTON }

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, _____ OF STATE BANK OF SOUTHERN UTAH AND THAT SHE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND THAT SHE IS FULLY AWARE OF THE CONTENTS OF SAID PLAT AND THAT SHE INTENDS TO USE SAID TRACT OF LAND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(IF ABOVE INFORMATION IS PROVIDED,
IT IS DEEMED TO BE TRUE AND CORRECT)
TITLE: AS, CHAPTER 1, SECTION 141

NOTARY PUBLIC



PCR ITEM 4H

Final Plat

PLANNING COMMISSION AGENDA REPORT: 01/21/2014
CITY COUNCIL MEETING: 01/30/2014

FINAL PLAT

The Vistas at Entrada Phase 1

Case No. 2013-FP-064

Request: Approval of a 10 Lot Residential Subdivision Final Plat

Representative: Scott Bishop, Horrocks Engineers
285 West Tabernacle St, Suite #300
St. George, UT 84770

Property: Located at approximately 2600 North and 2000 West (on the east side of Snow Canyon Parkway in the Entrada Development)

Zone: PD-R

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

PCR ITEM 4I
Final Plat

PLANNING COMMISSION AGENDA REPORT: 01/21/2014
CITY COUNCIL MEETING: 01/30/2014

FINAL PLAT

Whisper Ridge Phase 5

Case No. 2013-FP-078

Request: Approval of a 9 Lot Residential Subdivision Final Plat

Representative: Bob Hermandson, Bush and Gudgell
205 E. Tabernacle St., Suite 4
St. George, UT 84770

Property: Located at approximately 800 South Cresole Drive (on the east side of Indian Hills Drive and in the Whisper Ridge Development)

Zone: R-1-10

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

NOTIFICATION AND CONSENT TO IMPACT FEE.

THE OWNER AND UNDERTAKER BY SIGNING THIS PLAT DO HEREBY CERTIFY THAT MAINTAINING AVAILABLE FEES ARE PAYABLE ON THE LOTS WITHIN THE TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:

- 1) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST THEREIN;
- 2) THE COMMENCEMENT OF CONSTRUCTION OF ANY PORTION OF THE TRACT OR ANY SUBDIVISION THEREON;
- 3) THE COMMENCEMENT OF ANY OTHER DEVELOPMENT ON ANY PORTION OF THE TRACT, A PRELIMINARY NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT, A

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE CONTAINED ON THIS PLAT.

BARBARA A. HANLEY, ASSISTANT GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
WASHINGTON COUNTY
STATE OF UTAH

ON THE _____ DAY OF _____, 2014, I, _____, PERSONALLY APPEARED, BEING OF SOUND MIND AND SOUND MEMORY, TO BE THE PERSON WHOSE NAME IS NEEDED IN THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

IDENTIFY FEES:
IDENTIFY FEES PER PAGE: _____
COMMISSION FEE: _____
BY _____
DATE: _____
STATE: _____
CITY: _____

CORPORATE ACKNOWLEDGEMENT OF (WATER IMPACT FEES)

THE UNDERSIGNED, _____, MANAGING MEMBER OF WHISPER RIDGE DEVELOPMENT GROUP, INC. DO HEREBY ACKNOWLEDGE AND CONSENT TO THE NOTIFICATION AND CONSENT TO IMPACT FEE CONTAINED ON THIS PLAT FOR THE USES AND PURPOSES STATED THEREIN.

WHISPER RIDGE DEVELOPMENT GROUP, INC.
BY: _____, MANAGING MEMBER

CORPORATE ACKNOWLEDGEMENT

STATE OF _____ } s.s.
COUNTY OF _____

ON THE _____ DAY OF _____, 2014, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR SAID STATE AND COUNTY, AND BEING OF SOUND MIND AND SOUND MEMORY, TO BE THE PERSON WHOSE NAME IS NEEDED IN THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

IDENTIFY FEES:
IDENTIFY FEES PER PAGE: _____
COMMISSION FEE: _____
BY _____
DATE: _____
STATE: _____
CITY: _____



Whisper Ridge - Phase 5

A RESIDENTIAL SUBDIVISION
LOCATED IN SECTION 20 & 23, TOWNSHIP 42 SOUTH, RANGE 10 WEST,
SALT LAKE BASE AND MERIDIAN

No.	Acres	By	Section

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tennessee Ave.
Salt Lake City, UT 84103
Phone (801) 525-7777 / Fax (801) 525-7131
www.bushandgudgell.com



Drawn: J. B. BROWN
Checked: J. B. BROWN
Approved: J. B. BROWN
Date: 11/13/2014

WHISPER RIDGE - PHASE 5
LOCATED IN SECTION 20 & 23, TOWNSHIP 42 SOUTH, RANGE 10 WEST,
SALT LAKE BASE & MERIDIAN

SHEET 2
PART 2

PCR ITEM 4J
Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 01/21/2014
CITY COUNCIL MEETING: 01/30/2014

FINAL PLAT AMENDMENT
Snowfield Estates Amended #4
Case No. 2013-FPA-071

Request: Approval of a 58 Lot Residential Subdivision Final Plat Amendment

Representative: Eric McFadden, Premier Design & Engineering
75 East 100 North
Ivins, UT 84738

Property: Located at 61 South and 65 South Clinton Circle (at approximately 140 South Valley View Drive)

Zone: R-2 & R-1-10

Staff Comments: All aspects of this Final Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

PCR ITEM 5A

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **01/21/2014**
CITY COUNCIL MEETING: **01/30/2014**

PRELIMINARY PLAT

Cornerstone Subdivision Phases 1-4
Case No. 2013-PP-047

Request: A request to approve a preliminary plat for a sixty five (65) lot residential subdivision

Location: The property is located at the southeast corner of the intersection of 3000 East and Seegmiller Drive.

Property: 22.19 acres

Number of Lots: 65

Density: 2.93 dwelling units per acre

Zoning: R-1-10

Adjacent zones: This plat is surrounded by the following zones:
North – RE-12.5
South – R-1-10
East – A-20
West – A-1

General Plan: LDR (Low Density Residential)

Owner: 3000 East LLC, Matt Sterzer

Applicant: Austin Anderson, Paul Blackmore

Representative: Mr. Paul Blackmore

Comments:

1. The west half of this property was platted in 2007 as Cornerstone Subdivision. The property went into foreclosure and the plat was vacated in December of 2009. However at the time the plat was vacated, the owner requested that the portions of 3000 East that were dedicated to the City remain as dedicated public right-of-way and the

equestrian trail easement along 3000 East and the easement along the extension of Seegmiller Driv remain as dedicated to the City.

2. The lots along 3000 East will be double fronting lots and will require a 10-foot landscape strip and 6-foot high privacy wall.
3. The developer is proposing a detention basin north of lot 65.
4. There is a 100-foot buffer setback along the south side of Bridle Gate that is part of the City General Plan. This 100-foot buffer is to separate residential from agricultural. The 100-foot buffer will severely affect lots 61 and 65. Staff's opinion is that the 100-foot buffer should be from the equestrian arena on the north side of Bridle Gate not from the south property line, Therefore, Staff recommends that the buffer not be used against these lots.
5. Staff is recommending that the 5-foot sidewalk along the north side of Seegmiller Drive be eliminated from 3000 East to proposed lot 61. The future multi-use trail along the north side of Seegmiller will be used in lieu of the sidewalk.

PCR ITEM 5B

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **01/21/2014**
CITY COUNCIL MEETING: **01/30/2014**

PRELIMINARY PLAT
Riverside Cliffs Phase 2
Case No. 2014-PP-001

Request: A request to approve a preliminary plat for a twenty-three (23) lot subdivision

Location: The property is located south of Riverside Drive at approximately 1900 East.

Property: 6.86 acres

Number of Lots: 23

Density: 3.36 dwelling units per acre

Zoning: R-1-8

Adjacent zones: This plat is surrounded by the following zones:
North – R-1-8
South – R-1-8
East – R-1-10
West – R-1-10

General Plan: MDR (Medium Density Residential)

Applicant: Plumb Holdings, LLC.

Representatives: Mr. Rob Reid

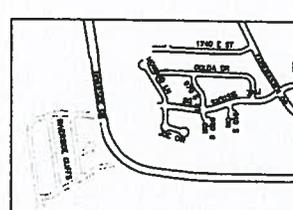
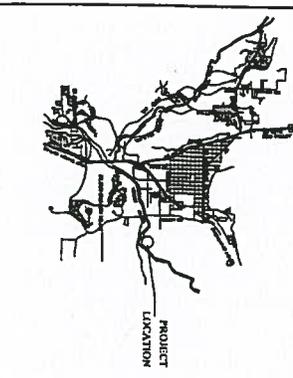
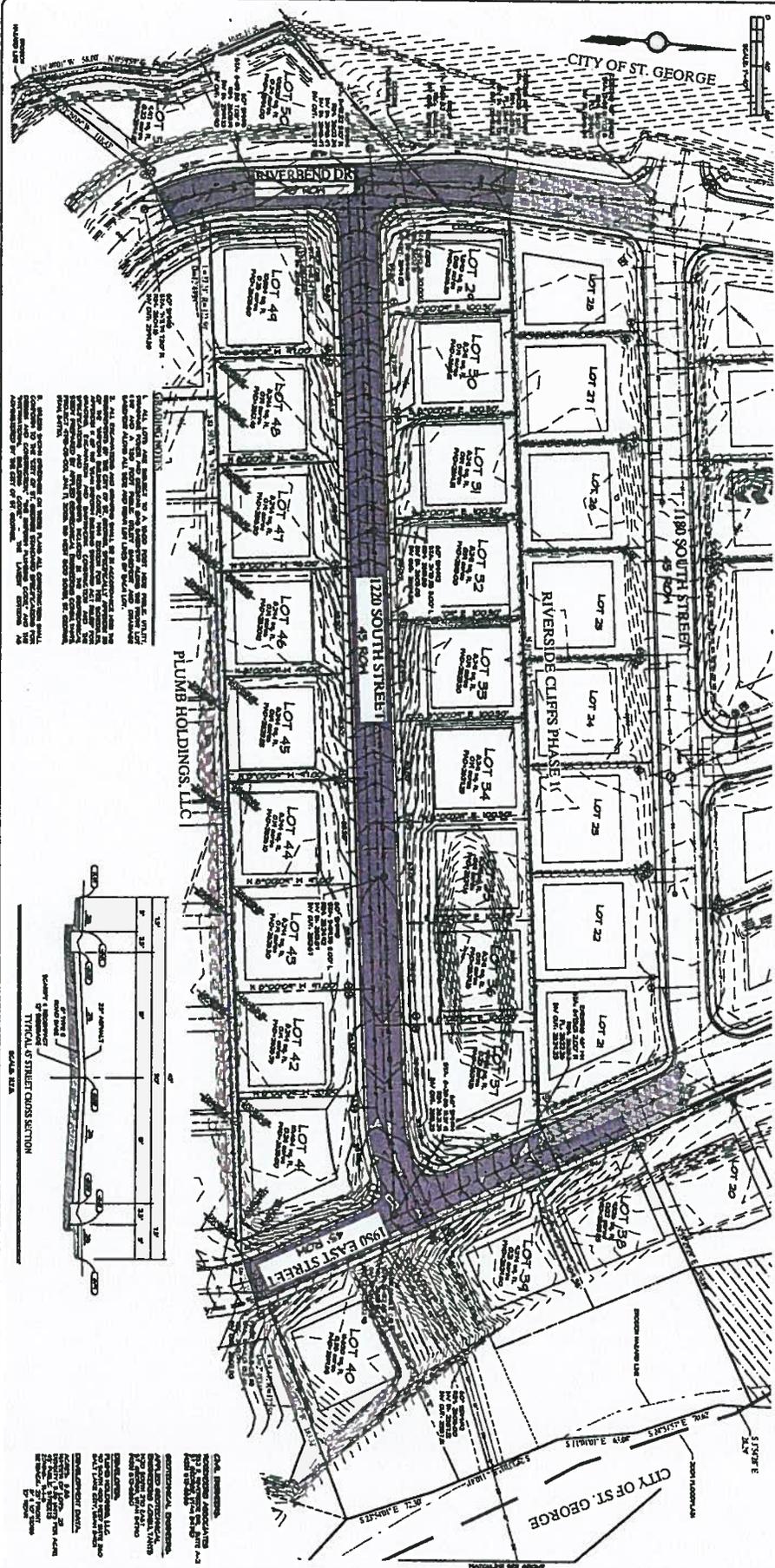
Comments:

1. The existing rock walls shown on this preliminary plat were constructed originally when the subdivision was known as Palomar subdivision. A letter from a geotechnical engineer will be required prior to the recording of the final plat that states that these walls were constructed per the City standards.
2. A preliminary plat for the original overall subdivision was approved by City Council in April 2006 and the final plat for phase 1 was

approved in November 2006. However, in 2008 the General Plan was amended to change the land use to medium density residential and in 2009 a zone change was approved for PD-Residential. However, this zone change lapsed after 18 months when no further action was taken on the property and the zone reverted back to the original R-1-8.

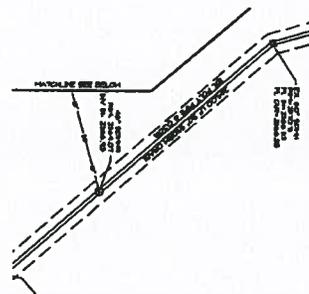
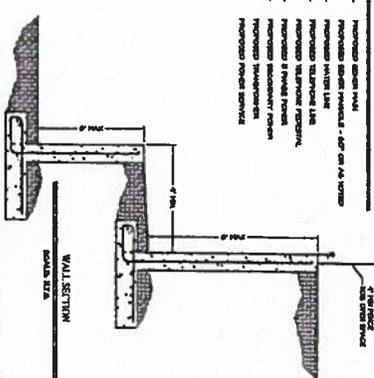
3. There is approximately 16 feet of elevation difference between lots 41-49 and the future lots to the south. The developer is proposing to do two eight foot walls between these lots and the future lots. The walls will be terraced to meet City ordinance.
4. The developer is proposing to install a private trail from Riverside Cliffs subdivision to the existing City trail on the east side of the project.

P.C.: The Planning Commission recommends approval.



LEGEND

20	LOT 20	PROPOSED IMPROVEMENTS
21	LOT 21	PROPOSED IMPROVEMENTS
22	LOT 22	PROPOSED IMPROVEMENTS
23	LOT 23	PROPOSED IMPROVEMENTS
24	LOT 24	PROPOSED IMPROVEMENTS
25	LOT 25	PROPOSED IMPROVEMENTS
26	LOT 26	PROPOSED IMPROVEMENTS
27	LOT 27	PROPOSED IMPROVEMENTS
28	LOT 28	PROPOSED IMPROVEMENTS
29	LOT 29	PROPOSED IMPROVEMENTS
30	LOT 30	PROPOSED IMPROVEMENTS
31	LOT 31	PROPOSED IMPROVEMENTS
32	LOT 32	PROPOSED IMPROVEMENTS
33	LOT 33	PROPOSED IMPROVEMENTS
34	LOT 34	PROPOSED IMPROVEMENTS
35	LOT 35	PROPOSED IMPROVEMENTS
36	LOT 36	PROPOSED IMPROVEMENTS
37	LOT 37	PROPOSED IMPROVEMENTS
38	LOT 38	PROPOSED IMPROVEMENTS
39	LOT 39	PROPOSED IMPROVEMENTS
40	LOT 40	PROPOSED IMPROVEMENTS
41	LOT 41	PROPOSED IMPROVEMENTS
42	LOT 42	PROPOSED IMPROVEMENTS
43	LOT 43	PROPOSED IMPROVEMENTS
44	LOT 44	PROPOSED IMPROVEMENTS
45	LOT 45	PROPOSED IMPROVEMENTS
46	LOT 46	PROPOSED IMPROVEMENTS
47	LOT 47	PROPOSED IMPROVEMENTS
48	LOT 48	PROPOSED IMPROVEMENTS
49	LOT 49	PROPOSED IMPROVEMENTS
50	LOT 50	PROPOSED IMPROVEMENTS
51	LOT 51	PROPOSED IMPROVEMENTS
52	LOT 52	PROPOSED IMPROVEMENTS
53	LOT 53	PROPOSED IMPROVEMENTS
54	LOT 54	PROPOSED IMPROVEMENTS
55	LOT 55	PROPOSED IMPROVEMENTS
56	LOT 56	PROPOSED IMPROVEMENTS
57	LOT 57	PROPOSED IMPROVEMENTS
58	LOT 58	PROPOSED IMPROVEMENTS
59	LOT 59	PROPOSED IMPROVEMENTS



1. ALL IMPROVEMENTS AND UTILITIES SHALL BE AS SHOWN HEREON UNLESS OTHERWISE NOTED THEREON. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ST. GEORGE, UTAH, UTILITY ORDINANCES AND THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARMS CODE (NFPA).

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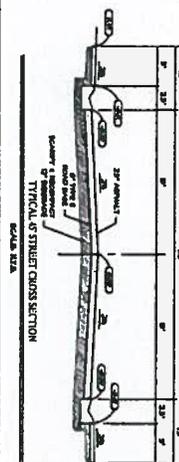
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PCR ITEM 5C

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **01/21/2014**
CITY COUNCIL MEETING: **01/30/2014**

PRELIMINARY PLAT

Riverstone Subdivision – Phase 9
Case No. 2014-PP-002

- Request:** A request to approve a preliminary plat for a 13 lot residential subdivision.
- Location:** The project is located on the west side of Pioneer Road at approximately 4000 South. This project was part of the original Las Colinas subdivision.
- Property:** The subdivision is located on 5.55 acres
- Number of Lots:** 13
- Density:** 2.34 dwelling units per acre
- Zoning:** R-1-10
- Adjacent zones:** This plat is surrounded by the following zones:
North – Open Space,
South – PD-C (PD Commercial), PD-R (PD Residential)
East – R-1-10,
West – Open Space
- General Plan:** Low Density Residential
- Applicant:** K & D Family, LLC
113 East 200 North, Suite 2
St. George, Utah 84770
- Representative:** Logan Blake
- Engineer:** Logan Blake, Development Solutions
- Comments:**
1. This subdivision was originally approved as Las Colinas and zoned as PD-Residential. On December 20, 2012 the City Council approved a zone change on this property to R-1-10.

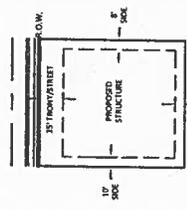
2. There is an existing overhead power transmission line that extends through this property. The developer with Dixie Power is relocating this existing overhead transmission line to the south boundary line of the project.
3. Lots 119 and 120 are being proposed as walkout basement lots. A note will be required on the final plat indicating these lots are to be built as walkout basements.
4. The developer is proposing a rock slope along the rear of lots 114-120 and 41, 43 and a small portion of lot 42. There is approximately a 10-foot grade change between these pads lots and the existing City trail.
5. To construct the proposed public roadway, the developer will be required to grade onto the SITLA property to the south. The developer will be required to get a slope easement on the SITLA property prior to constructing the proposed public roadway.
6. The developer is proposing to install sewer from lot 40 to the west along the proposed public roadway. At the proposed cul-de-sac the developer is proposing to extend sewer between lots 19 and 20 and dedicate this property to the City.
7. The proposed cul-de-sac is approximately 870 feet in length. The City standards state that a cul-de-sac shall not be longer than 600 feet in length. The original preliminary plat for the Las Colinas subdivision was approved in 2007. This original preliminary plat showed a layout for this portion of the project similar to what is being proposed now, except there was a cul-de-sac that was approximately 500 feet in length with an approximately 300 foot length driveway that provided access to three lots. Staff recommends that the cul-de-sac be allowed to 870 feet in length in lieu of a proposed 300-foot driveway.

PRELIMINARY PLAT FOR RIVERSTONE SUBDIVISION PHASE 9

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 43 SOUTH, RANGE 16 WEST, S.L.B.&M.

LEGEND

	SUBDIVIDER BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING CURB & GUTTER
	STREET CENTERLINE
	EXISTING SERVICE LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	WATER VALVE
	SEWER MANHOLE
	EXISTING UTILITY POLE



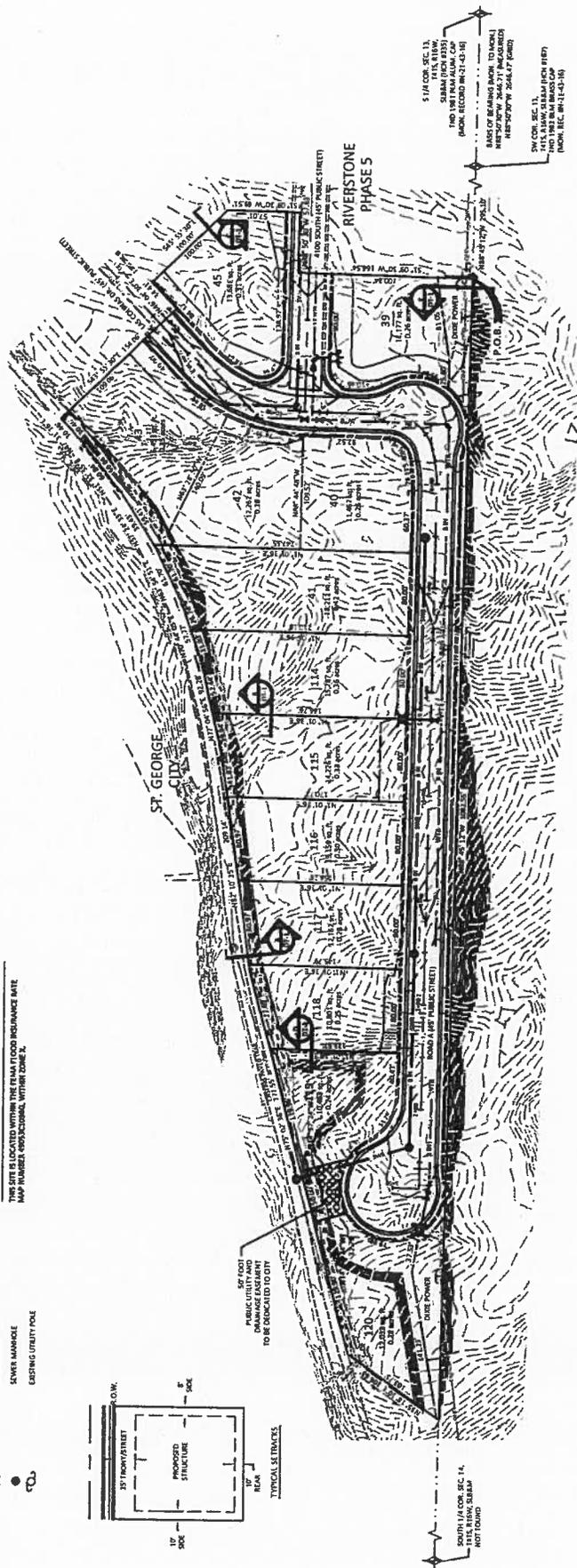
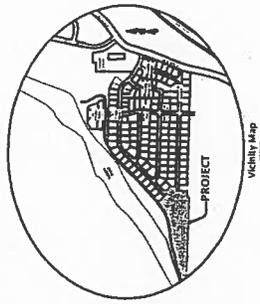
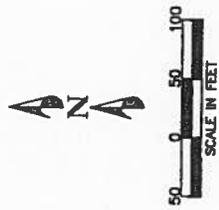
SITE DATA:
 SITE AREA: 5.56 ACRES
 TOTAL BUILDING UNITS: 13
 DENSITY: 2.34 UDS/AC

BENCHMARK
 BENCHMARK CORNER ECTION 14, TOWNSHIP 43 SOUTH, RANGE 16 WEST, S.L.B.&M. BENCH MARK IS WEST, EAST BASE & NORTHEAST CORNER BENCH MARK IS WEST 116.51 FEET; THENCE NORTH 87° 43' 37" EAST 59.43 FEET; THENCE SOUTH 43° 25' 39" EAST 164.00 FEET; THENCE SOUTH 09° 20' 20" WEST 116.51 FEET TO THE POINT OF BEGINNING. CONTAINS 5.556 ACRES.

NOTES:
 1. ALL STREETS TO BE PUBLIC ROAD/COE-WALK, CONSTRUCTED TO CITY STANDARDS.
 2. THIS SITE IS NOT LOCATED WITHIN A HAZARDOUS OVERLAY ZONE.

FLOOD NOTE
 THIS SITE IS LOCATED WITHIN THE FEMA FLOOD INSURANCE RATE MAP NUMBER UNDESIGNATED, WITHIN ZONE X.

LEGAL DESCRIPTION:
 BEGINNING AT A POINT NORTH 87° 43' 37" WEST 206.10 FEET ALONG THE SECTION LINE, S&L LAKE BASE AND MERIDIAN, THENCE NORTH 88° 41' 17" WEST ALONG THE SECTION LINE 116.51 FEET; THENCE SOUTH 43° 25' 39" EAST 164.00 FEET; THENCE SOUTH 09° 20' 20" WEST 116.51 FEET; THENCE NORTH 87° 43' 37" EAST 59.43 FEET; THENCE SOUTH 43° 25' 39" EAST 164.00 FEET; THENCE SOUTH 09° 20' 20" WEST 116.51 FEET TO THE POINT OF BEGINNING. CONTAINS 5.556 ACRES.





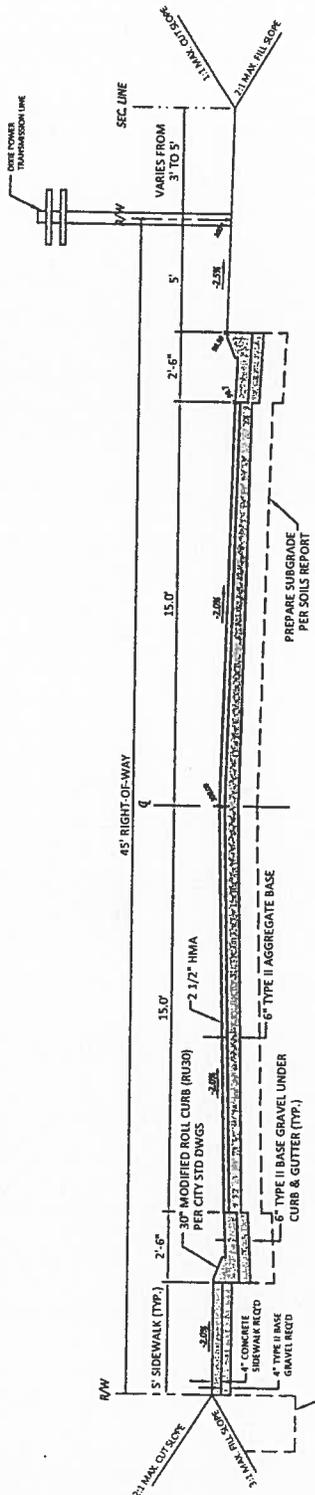
NO.	REVISION	DATE	BY

DETAIL SHEET
ST. GEORGE, VT
RIVERSTONE
SUBDIVISION - PHASE 9

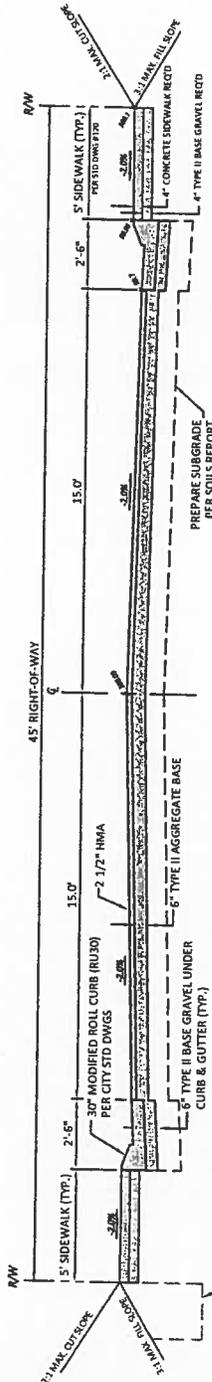
DEVELOPMENT SOLUTIONS, INC.
LAND PLANNERS, CIVIL ENGINEERS
113 East 200 North Street
St. George, VT 05359
Office (802) 838-1121 Fax (802) 838-1155
www.devsolutions.com

DATE	08-20-11
PROJECT NO.	11-0419
PROJECT NAME	ST. GEORGE
SHEET NUMBER	17-00

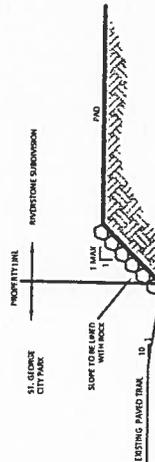
DT-1



45' ROW (INTERIOR ROADS) - ADJACENT TO TRANSMISSION LINE SECTION
N.T.S.



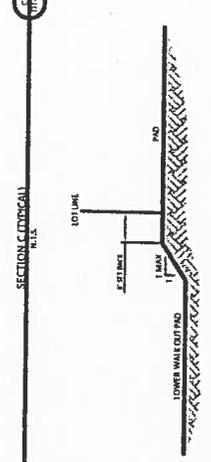
45' ROW (INTERIOR ROADS) - TYPICAL SECTION
N.T.S.



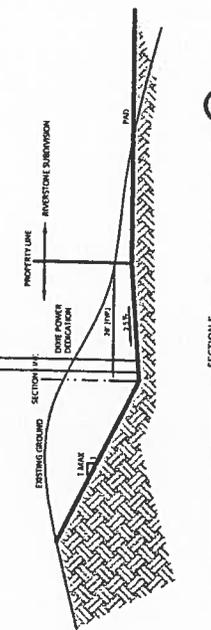
SECTION A (TYPICAL)
N.T.S.



SECTION B (TYPICAL)
N.T.S.



SECTION C (TYPICAL)
N.T.S.



SECTION D (TYPICAL)
N.T.S.

PCR ITEM 5D

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **01/21/2014**
CITY COUNCIL MEETING: **01/30/2014**

PRELIMINARY PLAT

Meadow Valley Estates Phase 4

Case No. 2014-PP-003

Request: A request to approve a preliminary plat for a 7 lot residential subdivision

Location: The property is located on the west side of Little Valley Road at Mountain Ledge Drive, which is approximately 2910 South.

Property: 2.73 acres

Number of Lots: 7

Density: 2.56 dwelling units per acre

Zoning: RE-12.5

Adjacent zones: This plat is surrounded by the following zones:
North – RE-12.5
South – RE-12.5
East – A-1
West – RE-12.5

General Plan: LDR (Low Density Residential)

Applicant: Development Solutions

Representative: Mr. Logan Blake

Comments:

1. This preliminary plat was heard at City Council on December 19th and denied. The developer has revised the layout and is proposing to not extend Mountain Ledge Drive to Little Valley Road but instead terminate Mountain Ledge Drive as a cul-de-sac at Little Valley Road.

2. The two proposed lots along Little Valley Road will be double fronting lots and will require a 10-foot landscape strip with a 6-foot high privacy wall along Little Valley Road.
3. This subdivision is the last phase of the Meadow Valley Estates development.

P.C.: The Planning Commission recommends approval.

PCR ITEM 5E

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **01/21/2014**
CITY COUNCIL MEETING: **01/30/2014**

PRELIMINARY PLAT
Hidden Pinyon Subdivision
Case No. 2014-PP-004

Request: A request to approve a preliminary plat for a 21 lot residential subdivision.

Location: The project is located north of Ledges Phase 7 east of Winchester Hills and directly west of hole 3 on the Ledges golf course.

Property: The subdivision is located on 8.21 acres

Number of Lots: 21

Density: 2.56 dwelling units per acre

Zoning: PD

Adjacent zones: This plat is part of the Ledges development which is zoned PD:

General Plan: Low Density Residential

Applicant: Development Solutions
113 East 200 North, Suite 2
St. George, Utah 84770

Representative: Stacy Young/Ryan Thomas

Engineer: Ryan Thomas, Development Solutions

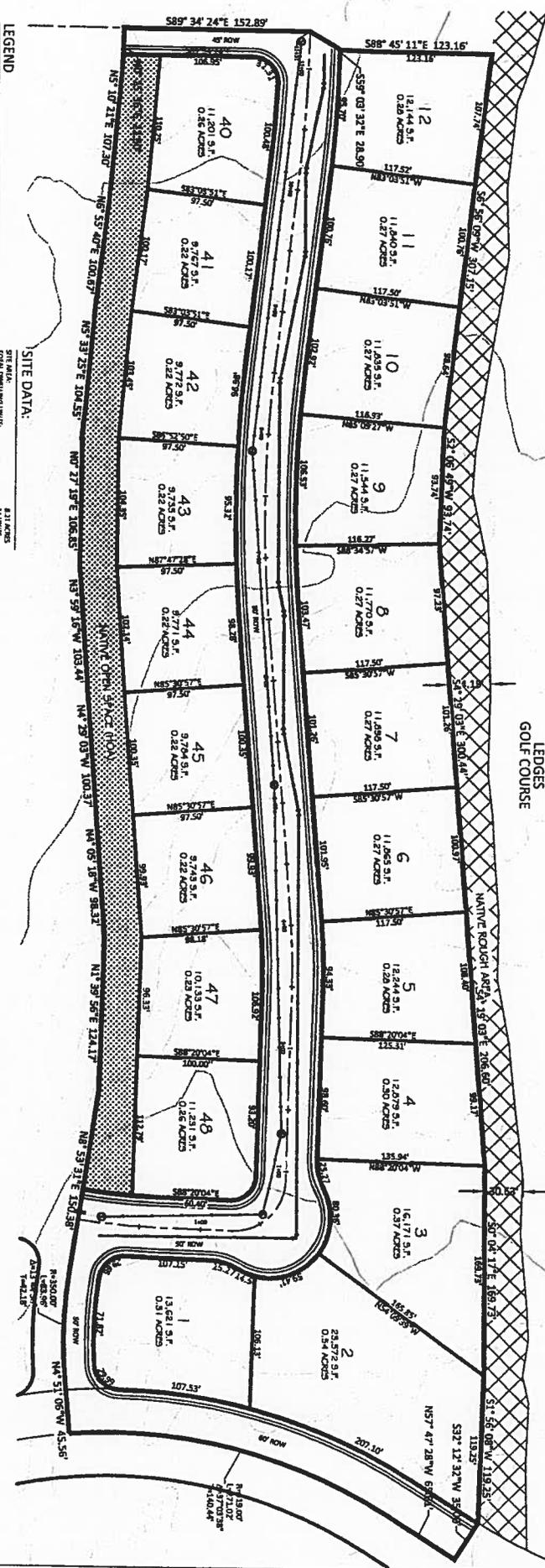
Comments:

1. On the master plan that was approved for this development in Dec. 2007, the area where this subdivision is being proposed was approved for 79 units over 20.5 acres, which is a density of 3.85 dwelling units per acre.

P.C.: The Planning Commission recommends approval.



SCALE IN FEET
0 40 80



LEGEND

- SUBDIVISION BOUNDARY
- EXISTING IMPROVEMENT LINE
- EXISTING CORN & OUTLINE
- STREET CENTERLINE
- EXISTING SERVICE LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING OPEN ROAD POWER LINE
- PROPOSED FIRE HYDRANT
- WATER TANK
- SEWER MANHOLE
- EXISTING UTILITY POLE
- MAINTENANCE ROAD
- MAINTENANCE ROAD POLE

SITE DATA:

SITE AREA: 8.31 ACRES
TOTAL DEVELOPABLE LAND: 11.80 ACRES
TOTAL IMPROVEMENTS: 1.84 ACRES

BENCHMARK

SOUTHWEST CORNER SECTION 14, TOWNSHIP 43 SOUTH, RANGE 16 WEST, S.1.B.8.M.
BENCH MARK: 1.54 ACRES

NOTES:

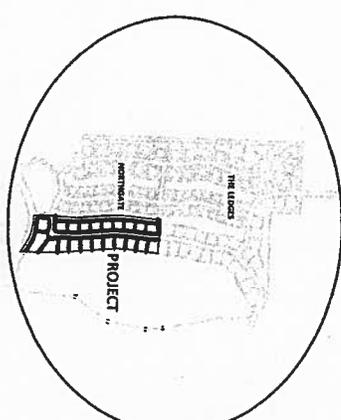
- ALL UTILITIES TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.
- THIS SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE.

FLOOD NOTE

THIS SITE IS LOCATED WITHIN THE FLOOD HAZARD UNDEVELOPED AREA AND FLOOD PROTECTION REQUIREMENTS, WITHIN ZONE X.

LEGAL DESCRIPTION:

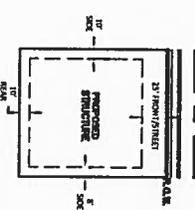
SECTION 14, TOWNSHIP 43 SOUTH, RANGE 16 WEST, S.1.B.8.M. CONTAINS 13.621 ACRES OF LAND...



PRELIMINARY PLAT

FOR

HIDDEN PINYON SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 43 SOUTH, RANGE 16 WEST, S.1.B.8.M.



Know what's behind the curtain. Call 811 before you dig. MISSOURI STATE OF ILLINOIS

PCR ITEM 5F

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **01/21/2014**
CITY COUNCIL MEETING: **01/30/2014**

PRELIMINARY PLAT
Northgate Subdivision
Case No. 2014-PP-005

Request: A request to approve a preliminary plat for a 20 lot residential subdivision.

Location: The project is located north of Ledges Phase 7 east of Winchester Hills and west of hole 3 on the Ledges golf course.

Property: The subdivision is located on 6.12 acres

Number of Lots: 20

Density: 3.27 dwelling units per acre

Zoning: PD

Adjacent zones: This plat is part of the Ledges development which is zoned PD:

General Plan: Low Density Residential

Applicant: Development Solutions
113 East 200 North, Suite 2
St. George, Utah 84770

Representative: Stacy Young/Ryan Thomas

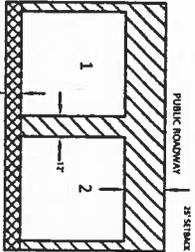
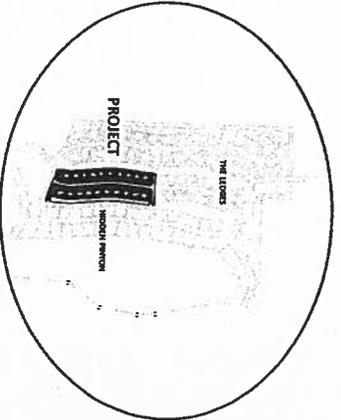
Engineer: Ryan Thomas, Development Solutions

Comments:

1. On the master plan that was approved for this development in Dec. 2007, the area where this subdivision is being proposed was approved for 79 units over 20.5 acres, which is a density of 3.85 dwelling units per acre.

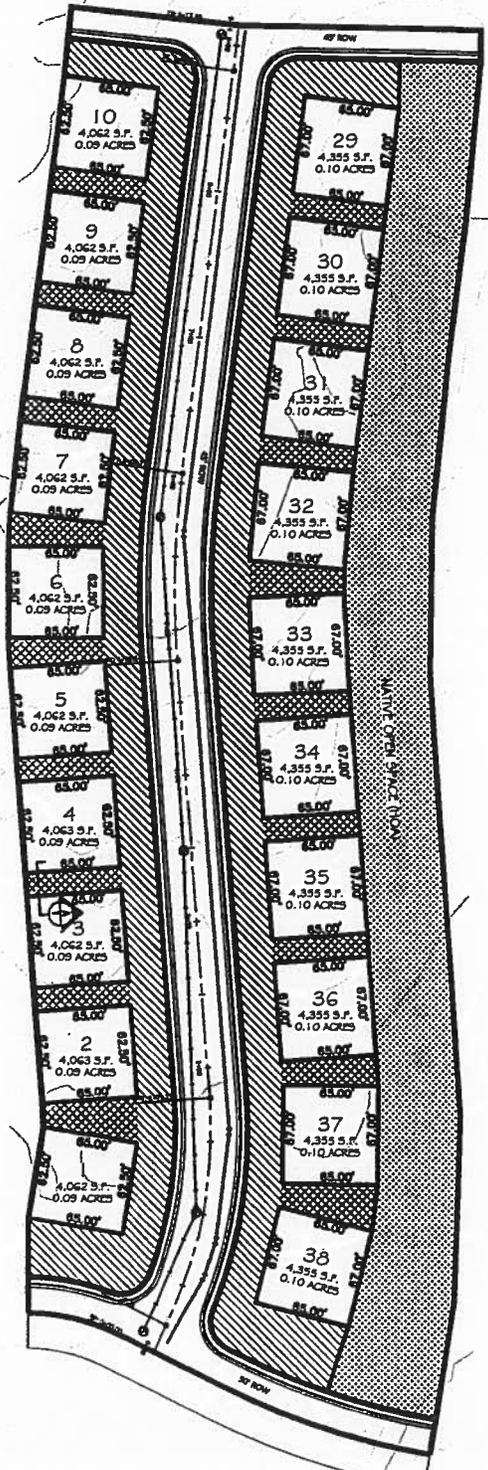
P.C.: The Planning Commission recommends approval.

PRELIMINARY PLAT
FOR
NORTHGATE SUBDIVISION
LOCATED IN SECTION 26, TOWNSHIP
41 SOUTH, RANGE 16 WEST, S.L.B. &M.



LEGEND

- 1.00' x 21.00' THICK CONCRETE SLAB
- 3.00' x 21.00' THICK CONCRETE SLAB
- 4.00' x 21.00' THICK CONCRETE SLAB
- 5.00' x 21.00' THICK CONCRETE SLAB
- 6.00' x 21.00' THICK CONCRETE SLAB
- 7.00' x 21.00' THICK CONCRETE SLAB
- 8.00' x 21.00' THICK CONCRETE SLAB
- 9.00' x 21.00' THICK CONCRETE SLAB
- 10.00' x 21.00' THICK CONCRETE SLAB
- 11.00' x 21.00' THICK CONCRETE SLAB
- 12.00' x 21.00' THICK CONCRETE SLAB
- 13.00' x 21.00' THICK CONCRETE SLAB
- 14.00' x 21.00' THICK CONCRETE SLAB
- 15.00' x 21.00' THICK CONCRETE SLAB
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- 38.00' x 21.00' THICK CONCRETE SLAB



OWNER/DEVELOPER
DEVELOPMENT SOLUTIONS, INC.
113 EAST 200 NORTH SUITE #2
SALT LAKE CITY, UT 84103
CONTACT:
NATHAN HINDMAN, PE
(801) 435-6744
(801) 435-6745 FAX

SITE DATA
TOTALING 38
ACRES 0.12 ACRES
OWNER: DS
SUBDIVISION: 26
SECTION: 26



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Call 811 before you dig.
SALT LAKE CITY
www.811utah.com
1-800-441-1111

PCR ITEM 5G

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **01/21/2014**
CITY COUNCIL MEETING: **01/30/2014**

PRELIMINARY PLAT
Fieldstone Phase 2
Case No. 2014-PP-007

Request: A request to approve a preliminary plat for a thirty (30) lot residential subdivision

Location: The property is located south of Little Valley Elementary School along the south side of Equestrian/Crimson Ridge Drive at approximately 2200 East.

Property: 9.25 acres

Number of Lots: 30

Density: 3.24 dwelling units per acre

Zoning: R-1-10

Adjacent zones: This plat is surrounded by the following zones:
North – R-1-10 and RE-12.5
South – A-1
East – R-1-12
West – R-1-12

General Plan: LDR (Low Density Residential)

Applicant: Development Solutions

Representative: Mr. Logan Blake

PCR ITEM 5H

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 01/21/2014
CITY COUNCIL MEETING: 01/30/2014

PRELIMINARY PLAT

Fieldstone Phase 3

Case No. 2014-PP-011

Request: A request to approve a preliminary plat for a twenty-six (26) lot residential subdivision

Location: The property is located south of Little Valley Elementary School along the south side of Equestrian/Crimson Ridge Drive at approximately 2150 East.

Property: 9.25 acres

Number of Lots: 26

Density: 2.81 dwelling units per acre

Zoning: R-1-12

Adjacent zones: This plat is surrounded by the following zones:
North – A-20
South – A-1
East – A-20
West – R-1-10

General Plan: LDR (Low Density Residential)

Applicant: Development Solutions

Representative: Mr. Logan Blake

P.C.: The Planning Commission recommends approval.

DRAFTAgenda Item Number : **6D****Request For Council Action**

Date Submitted 2014-01-13 11:32:16**Applicant** Mr. Eric Clay**Quick Title** CUP for short-pour concrete batch plant in M-1**Subject** Consider a request for a conditional use permit to establish a short-pour concrete batch plant at 690 North Industrial Road in the St George Industrial Park (an M-1 zone).**Discussion** A short-pour concrete batch plant is used for small concrete pours and people can pull the short-pour mixer behind their personal vehicle. Other short-pour concrete batch plants have been approved for both the St George Industrial Park and the Ft Pierce Industrial Park.**Cost** \$0.00**City Manager Recommendation** Planning Commission recommends approval with conditions of landscaping on Industrial road, paved parking, fencing, approval of permit by Building Department. Appears to be a good use in this area.**Action Taken****Requested by** Bob N**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
DECEMBER 5, 2013, 4:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

Mayor Daniel McArthur
Councilmember Jon Pike
Councilmember Gail Bunker
Councilmember Gil Almquist
Councilmember Jimmie Hughes
Councilmember Ben Nickle
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez

OPENING:

Mayor McArthur called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Councilmember Pike and the invocation was offered by Councilmember Hughes. He invited scouts and students in the audience to introduce themselves.

Mayor McArthur advised item 6C has been tabled from the agenda.

City Manager Gary Esplin advised a public hearing was advertised for a request to vacate a portion of 3000 East however, it was not added to the agenda. It was sent back to the Planning Commission for further review.

AWARD OF BID:

Consider award of bid for the 1600 North sewer line lateral replacement project.

Purchasing Manager Connie Hood advised there were five bids submitted for the 1600 North sewer lateral replacement project. Desert Hills Construction was the low bidder for the project. The amount of the contract is \$134,411.00.

MOTION:

A motion was made by Councilmember Bunker to approve the bid.

SECOND:

The motion was seconded by Councilmember Almquist.

VOTE:

Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for renovation of the upper level of the East Annex to accommodate the offices of the Leisure Services Administration and The Recreation Division staff.

Purchasing Manager Connie Hood advised this bid is for the upper level of the East Annex. She explained the Leisure Services administration offices and Recreation Division offices will be moving to the East Annex. There were seven bids received. Bud Mahas Construction, a local vendor, was the low bidder. The cost of the contract for this portion of the project is \$599,000.00 with a 120 day construction period.

City Manager Gary Esplin stated the cost covers the renovation of everything but courtrooms and judges chambers. Staff will bring back landscaping plans. He explained the current budget includes \$750,000.00 to cover the cost of the renovation. If there are additional funds available in the Capital Projects Funds, landscaping the outside of the building can be done as well. A portion of the landscaping will be done by staff, the rest will be contracted out.

MOTION:

A motion was made by Councilmember Pike to approve the bid for the renovation of the upper level of the East Annex for the amount of \$599,000.00 to Bud Mahas Construction.

SECOND:

The motion was seconded by Councilmember Nickle.

VOTE:

Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye

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Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

Mayor McArthur stated along Red Hills Parkway, a garden is being added near the Washington County Water Conservancy District. The garden was designed by the City and will be administered by the County. It will include a stream that will mimic the flow of the Virgin River and will act as a natural habitat for endangered fish. The garden will have native landscaping.

City Manager Gary Esplin advised the only out of pocket expense for the City is the cost of the restrooms in that area.

FEE WAIVER REQUEST:

Consider approval of a special event permit fee waiver and a fee waiver for the use of the Ridge Top Complex for a race event to benefit the KONY Coins for Kids program. Blake Foster, applicant.

Blake Foster and Jason Hall stated the event will be a drag race event with proceeds being donated to the KONY Coins for Kids program. They are requesting the fees be waived for the use of the Ridge Top Complex as well as for the cost of the special event permit. In addition, if the weather does not cooperate, they are asking to carry over the approval to next year. The event will begin at 9:00 a.m. and will finish at approximately 5:00 p.m.

Mayor McArthur advised that they would have to return for approval next year since it would be a new budget year. He thinks this is a great proposal.

Mr. Foster stated the event will include approximately 50 street cars. The last race saw about 500 spectators and had events such as bounce houses for children. He explained they would like to add a classic car show and swap meet to the event to make it more family oriented. They have received positive comments from spectators and have seen quite a bit of interest from different car clubs.

Mr. Hall added, this type of event has been done in the past. There is a lot of local interest in car shows.

Councilmember Bunker inquired if they have already advertised the event.

Blake Foster stated they do not pre-enter racers prior to the event. Entrance fees and spectators fees will go to the Coins for Kids program.

Mr. Hall explained they have also added a classic car show and swap meet. Each booth will collect donations as well.

City Manager Gary Esplin stated there are parameters in which this type of event can be approved without coming to Council. He believes with a beneficiary such as this, if the request is approved tonight, they should not need to return for approval next year, as long as the same parameters are met.

MOTION: A motion was made by Councilmember Hughes to waive the fee for the use of the Ridge Top Complex, if weather causes the cancellation, as long as the same parameters are met, the applicant can have the same type of event without coming back to Council.

SECOND: The motion was seconded by Councilmember Almquist.

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

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried.

LOCAL GOVERNMENT CONTRACT:

Consider approval of a local government contract with Frontline Public Involvement, Inc. to dispense public information during construction of the Red Hills Parkway/Bluff Street Interchange.

City Manager Gary Esplin advised the contract is for the dispensing of public information during the construction of the Red Hills Parkway/Bluff Street Interchange. The project should have been bid previously; however because of right of way issues, it had to be tabled. The City's match could be from \$2,352.00 up to

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\$6,950.00 which is a percentage of the total cost. This is not a budget issue since it has already been budgeted. The contract with Frontline Public Involvement has been recommended by UDOT. He explained, when Red Hills Parkway was complete, some funds not spent were allocated for this project. There are funds that will be budgeted in the next fiscal year for the City's match. The project will begin the first of the year. Since funds will not be available until after July of next year, the City would have to work with UDOT on timing issues.

Councilmember Almquist inquired if the sole duty of Frontline Public Involvement, Inc to provide progress on the site.

City Manager Gary Esplin explained they will be giving warnings with issues such as schedules, delays and detours.

Support Services Manager Marc Mortensen stated he will work closely with them to keep everyone informed. He has worked with this group before and they have been very helpful and it has always been a good partnership. They are a public relations firm that handles large scale of construction projects. This is their specialty. He is not aware of any company in southwestern Utah that could do this.

MOTION: A motion was made by Councilmember Almquist to approve the local government agreement for the Bluff Interchange with Frontline Public Involvement, Inc. to perform dispensing public information during the construction of the Red Hills Parkway/Bluff Street interchange in the amount of \$2,353.00 but could rise to \$6,950.00; he asked Marc Mortensen to keep the Council informed.

City Manager Gary Esplin advised Cameron Cutler is the City's liaison. He will keep all informed regarding the cost.

SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor McArthur called for a vote, as follows:

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried.

DONATION OF LAND:

Consider approval of the donation of Lot 38 in the Creekside Subdivision to the City. Robert Duffin Trust, applicant.

City Manager Gary Esplin stated the request is for a proposed property donation to the City for lot 38 in the Creekside Townhome Subdivision. During the flood of 2005, the home on this parcel was washed away. The City purchased some of the lots in that area in hopes that there would not encroachments into the River. Along with NRCS, the City built the erosion control facility. Although the City has no use for the parcel, the family would like to donate it to the City. As long as the HOA will waive monthly fees, having the City own it can prevent someone from building on the lot in the future. If the donation is approved, the City could incur liabilities such as taxes. The hope is that the HOA would like to incorporate the lot into their open space. He would like City Attorney Shawn Guzman to speak with the HOA attorney. The tabled item on tonight's agenda was the HOA requesting to purchase a sliver of property outside the erosion control barrier from the City to be used as permanent open space. If this donation is approved, he believes the HOA will return to see about incorporating the parcel into the open space.

City Attorney Shawn Guzman advised, with the lots the City purchased, the plats were amended to remove the lots from the HOA. They were agreeable at that time since the City rebuilt the cul-de-sac in that area.

MOTION: A motion was made by Councilmember Pike to approve the donation of Lot 38 in the Creekside Subdivision to the City subject to legal approval.

SECOND: The motion was seconded by Councilmember Bunker.

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

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

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The vote was unanimous and the motion carried.

ADJOURN TO CLOSED SESSION:

MOTION:

A motion was made by Councilmember Nickle to adjourn to a closed session to discuss litigation and a property issues.

SECOND:

The motion was seconded by Councilmember Almquist.

VOTE:

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

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ORDINANCE/ZONE CHANGE:

Public hearing to consider a zone change from AP to C-4 on 0.35 acres located at 214 East Tabernacle Street. Martin Lustig, applicant.

Ray Snyder explained that the building is the former H&R Block office located at 214 East Tabernacle. A previous potential buyer wanted to demolish the building and construct a new one on site. Since it is designated a landmark site, the Historic Preservation Board reviewed the proposal and did not support the demolition. The board recommenced it be re-used and re-purposed. The new owner, Mr. Lustig, who has preserved and renovated the structure, wishes to expand the number of potential office or retail uses by changing the zone o C-4.

Martin Lustig, applicant, stated he purchased the property because the building has always interested him. He has interviewed a number of prospective tenants. Most of the proposed businesses require a C-4 zone This is the reason he is requesting the zone change.

Mayor McArthur stated he would like to see a plaque that shows this building as a historic plat.

Mr. Lustig stated he would like to see that as well, therefore he will work on getting a plaque.

Mayor McArthur opened the public hearing.

Ed Baca, citizen, inquired if Mr. Lustig could rent one of the rooms as residential. Businesses on Tabernacle are rented for residential as well. He inquired if the City is going to move toward mixed use zoning.

City Manager Gary Esplin stated the zone change makes sense to him since the adjacent buildings are zoned C-4. With regards to Mr. Baca's concern, there are issues regarding residential uses in a commercial zone. Mixed use projects are allowed in a PD zone. The real issue is how much residential can be allowed in a commercial zone.

City Attorney Shawn Guzman advised the buildings on Tabernacle that Mr. Baca is referring to were built as residential, so they were 'grand-fathered' in.

Mayor McArthur closed the public hearing.

Councilmember Hughes stated that at the Planning Commission, there were concerns regarding parking, depending on the use of the property.

MOTION:

A motion was made by Councilmember Hughes to approve the zone change from AP to C-4 on the parcel located at 214 East Tabernacle.

SECOND:

The motion was seconded by Councilmember Pike.

VOTE:

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

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin applauded Mr. Lustig for preserving the building.

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PUBLIC HEARING/ORDINANCE/ZONE CHANGE:

Public hearing to consider a zone change from RCC to AP on 1.94 acres located on the northeast corner of 200 East and 600 South streets. IHC Health Services and LDS Church, applicants.

Councilmember Pike recused himself to prevent conflicts.

Ray Snyder presented a zone change request from RCC to AP. He explained the LDS Church is proposing to purchase 1.94 acres from IHC on the northeast corner of 200 East and 600 South to construct a unique Family History Center. The property is currently vacant. To the east is an existing parking lot for IHC and to the north are the Temple Townhomes. The parking lot property to the east is presently zoned AP and the City General Plan designates this area as "Professional Office" which is consistent with AP zoning. The Planning Commission recommends approval.

Mayor McArthur McArthur opened the public hearing.

James Orman, resident, stated he resides on 250 East. He believes that the proposed Family History Center will increase the value of his property; however, he is concerned that the building will obstruct the view of the Temple. He currently works at the Family History Center which is very busy at times. This building will be an asset.

Rebecca Monson, resident, stated she resides in the area facing the lot. She is all for the center; however, she is concerned that this will be just a building on a lot. She would like to see landscaping to keep the residential feel in the area.

City Attorney Shawn Guzman stated the property would not meet the requirement of coming to Council for approval. The only item that would come back is the plat.

Mr. Snyder stated staff can request the applicant to submit a rendering.

Dale Wilder, resident, stated he is concerned about his elderly mother with regard to the traffic flow when walking to the Temple.

City Manager Gary Esplin advised there are no sidewalks in that area. They would be required to put in a sidewalk which may actually help. He would assume that the Church will see that their investment will be well protected.

Ms. Monson stated that the housing near the area includes many residents that use wheel chairs. She would like to see help for them.

Mayor McArthur closed the public hearing.

MOTION: A motion was made by Councilmember Hughes to re-zone the property on 200 East and 600 South from RCC to AP on 1.94 acres. The applicant will need to present a rendering when they come in for plat review.

SECOND: The motion was seconded by Councilmember Nickle.

City Attorney Shawn Guzman advised he is not sure if the applicant will be prepared with a rendering when the applicant brings the plat in. If Councilmember Hughes is talking about a site plan, they can bring that in.

Councilmember Hughes amended his motion per City Attorney Shawn Guzman's comments.

Ms. Monson inquired if the residents will be notified of the renderings.

City Manager Gary Esplin advised stated neighbors will not receive a letter. He suggested those concerned call City Offices or watch the City's website.

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

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

Consider approval of the minutes of the City Council meeting held October 3, 2013.

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MOTION:
SECOND:
VOTE:

A motion was made by Councilmember Bunker to approve the minutes.
The motion was seconded by Councilmember Almquist.
Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

Consider approval of the minutes of the City Council meeting held October 17, 2013.

MOTION:
SECOND:
VOTE:

A motion was made by Councilmember Hughes to approve the minutes.
The motion was seconded by Councilmember Nickle.
Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

Consider approval of the minutes of the City Council meeting held October 24, 2013.

MOTION:
SECOND:
VOTE:

A motion was made by Councilmember Pike to approve the minutes.
The motion was seconded by Councilmember Bunker.
Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

ADJOURN:

MOTION:
SECOND:

A motion was made by Councilmember Hughes to adjourn.
The motion was seconded by Councilmember Nickle.

Christina Fernandez, City Recorder

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**ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
DECEMBER 12, 2013, 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

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PRESENT:

- Mayor Pro Tem Gail Bunker**
- Councilmember Jon Pike**
- Councilmember Ben Nickle**
- Councilmember Jimmie Hughes**
- City Manager Gary Esplin**
- City Attorney Shawn Guzman**
- City Recorder Christina Fernandez**

OPENING:

Mayor Pro Tem Bunker called the meeting to order and welcomed all in attendance. She invited the Pine View Trilogy Choir to perform. The Pledge of Allegiance to the Flag was led by Councilmember Almquist and the invocation was offered by Sheila Smith with the Christian Science Society. She invited all students in the audience to introduce themselves.

City Manager Gary Esplin advised the update and discussion on the cremation gardens at Tonaquint Cemetery will not be presented.

Discussion on improvement needs at the St. George Recreation Center.

City Manager Gary Esplin advised the City purchased the property in approximately 1993. Funds from the General Obligation Bond were used to install racquetball courts and the auxiliary gym. In the current budget, there are funds to open the game room area. While preparing the area, it was found that there are issues with the stability of some of the walls. The contractor was paid for the work that was done and the contract was cancelled. Kim Campbell and Ron Larsen were hired to look at the building to determine the structural issues.

Kim Campbell, architect, stated the first contractor came in to remove the floor in the gaming area. The area was to be over excavated and new soil put in. When the exposed the foundation, corrosive soils were discovered on the west and north sides of the building affecting the concrete foundations. The contractor prepared a change order for the cost; however, the contract was cancelled and re-bid. The north end of the gym, as well as this room, showed heaving slabs as well.

Ron, explained that early on, Landmark Testing prepared core samples and found high levels of sulfate which is very corrosive to concrete as well as other materials. It appears to have been there for a long time. His recommendation is to remove the sulfate-attacked concrete and replace it with new sulfate resistant concrete which helps prevent corrosion.

Councilmember Pike inquired if this issue is only on the west and north sides

Ron advised there was a survey of the floor and the structural system, no further movement was seen. A section in the control room that has shown heaving may be dealt with when that portion is renovated. Landmark performed tests on the southeast corner of the building which showed there were not similar conditions in that area. This was not an issue 5-10 years ago and he does not know what they will see in the future. Would include the footing and everything exposed to the soil. The specs state that he will be brought on site to determine if the concrete needs to be removed and replaced.

Mr. Campbell advised the concrete will be replaced in 10 foot segments to see how things look. This process will keep everything stable. The roof will be braced.

City Manager Gary Esplin stated this is area is where the old gym was.

Leisure Services Director explained the contractor discovered the concrete was poured from different depths.

City Manager Gary Esplin stated the building has served its purpose. He would like to keep the cost down to be able to keep the patrons cost down. There is not enough money in the current budget to fix it. When the East Annex is complete, the recreation offices will be moving there. By shifting offices, it will make the facility more usable. The low bid was \$211,800.00 with Precision Development out of Cedar City. He will have to look at what funds are available to pay for this, possibly the Capital Project Fund. He recommends the request be added to the next agenda to award the bid. There are some funds set aside for the original contract, therefore the net amount needed is approximately \$167,000.00. Repairing this issue extends the use of the building. The City purchased the building for \$1.00.

Councilmember Almquist inquired if it was determined that the source was additional water.

Mr. Campbell stated it is tough to determine the exact cause. It could possibly be that the moisture increased a bit.

City Manager Gary Esplin updated the Councilmembers on the meeting that was held at the Dixie Center to discuss the All Abilities Park.

Leisure Services Director Kent Perkins advised about 50 people were in attendance. An expert attended from "Shane's Inspiration" in California, who helped facilitate the meeting.

City Manager Gary Esplin stated the meeting was an interesting exercise. A number of parents with special needs children came up with ideas and the facilitator explained alternatives. The expert, who will be assisting with the planning process, is providing her services free of charge. The next process is to return with a contract and decide

what funds are available. He hopes to have this project completed by next September.

Councilmember Pike inquired if there is still opportunity for input.

City Manager Gary Esplin advised there will be opportunities for additional input when they come back with uses. Any input is welcome.

Discussion on SunTran advertising.

City Manager Gary Esplin advised next Thursday's agenda will include a resolution to set SunTran advertising fees. There is a need to come up with some funds to pay for the additional full time positions.

SunTran Manager Fred Davies presented a power point presentation which covered the following topics: Bus Advertising Rates; Method to Determine Rates; 1. Determine Rates (cont); 2. Determine Rates (cont); 3. Determine Rates (cont); 4. Determine Rates (cont); Potential Mix of Advertising Revenue; 2014 SunTran rates; and Partner on Priority Issues.

Councilmember Bunker inquired if there any considerations for non profit organizations or schools.

Mr. Davies advised, if space is available, there is the possibility of a lower cost. The City will have to meet revenue needs.

City Manager Gary Esplin asked who will monitor the content. He stated there needs to be a way to say no to advertisements that may not be suitable.

Mr. Davies advised the terms and conditions of the contract state the advertisement needs to meet the legal requirement of the State. He will see all proofs prior to the advertisement being put on the buses.

Councilmember Nickle stated he is concerned that if staff says no to someone they may file suit.

City Manager Gary Esplin stated that City Attorney Shawn Guzman will have to advise.

Mr. Davies stated this is not the only way to increase funding. Staff is looking at other options with regards to selling passes. The buses will continue to have the number on the bus as well as the City's logo.

Public Works Director Larry Bulloch inquired if the Councilmembers would like to keep the buses the same color schemes.

City Manager Gary Esplin stated that originally, the color was used to make them stand out.

Councilmember Almquist asked who pays for the materials.

Mr. Davie stated the City is building the cost of the wrap into the annual rate. Staff is looking at local vendors to make the wrap.

Councilmember Almquist inquired about graffiti on the wraps.

Mr. Davies stated he has not seen any on the outsides of the bus. A clear seal can be installed over the wrap.

Update on transportation projects throughout the City.

Transportation Services Manager Cameron Cutler presented a handout of the following projects that are going on throughout the City: St. George Boulevard at I-15 (MP 8); Red Hills Parkway/Bluff Street Interchange; Sunset Boulevard Jug-Handle; Mall Drive Bridge & Roadway; Indian Hills Drive; Little Valley Road; and Little Valley Road & Commerce Drive Connection.

City Manager Gary Esplin advised, that with regard to the Red Hills Parkway/Bluff Street Interchange, originally the City was going to have to pay for the landscaping; however, UDOT will now be covering the cost. One issue is that the City's match is included in next years budget, normally UDOT requires the match up front.

Mr. Cutler advised UDOT has agreed to allow the City to pay it's match when the funds become available.

City Manager Gary Esplin stated that UDOT has been extremely great to work with.

City Manager Gary Esplin advised, with regard to the Mall Drive Bridge & Roadway, the City has yet to receive the biological opinion from the U.S. Fish and Wildlife. The worst case scenario is if the City purchases the material and the contractor cannot start until after spawning season, there may be additional costs for the contractor that the City can be liable for. He explained the City is going to design, bid and build the access road into the bridge.

Councilmember Almquist inquired with how many culverts there are where Ft. Pierce Drive crosses near the golf course.

Mr. Cutler stated that is an excellent question; he will look into that.

City Manager Gary Esplin explained, looking at the long range master plan of the City, 3000 East will be the ultimate road. The excavation and the cost of making the connection at this time make the cost of the project expensive therefore, it may be beneficial to wait for the developers to put the roads in. Connecting Little Valley Road and Commerce Drive seems like a pretty good fix at this time.

City Attorney Shawn Guzman entered the meeting.

Councilmember Hughes stated 3000 East is looking good. He explained he has received phone calls regarding 2000 East not being safe for kids to ride their bikes. Right at the intersection of 2450 and 3000 East, there is a pretty large dip.

Councilmember Nickle stepped out of the room.

Update on projects in Technology Services division.

Support Services Director Marc Mortensen presented an update on projects in the Technology Services Division. He explained their primary function is to watch for security issues. They are working on network connectivity and are upgrading the wireless access points throughout the City. There are un-secure network areas in many locations of the City. He explained Cory Frost will be building a new City webpage. Two other areas they are focusing on are the help desk for support and the VDI and DaaS area. In the future, staff will get away from all desk top computers throughout the City, everything will come from the internet. The City's website is outdated therefore staff has been looking at major cities to view their websites. The new website will include FAQs for each department to prevent them from having to make a phone call. The FAQs will include a feature for the public to interact with the City during business hours similar to the "dashboard" approach. He is trying to get the Inside St. George magazine on the web. He would like the new website to have a feature that students and tourists can utilize. In addition, he stated there is a City app that can be uploaded to a smart phone. His hope is that the app includes a 'fix-it' portion so that citizens will be able to report any issues and get it to the correct department. The new website will have this feature as well. Social media is incredibly important. The City has a Facebook page which is one of the most effective ways to get the information to the citizens. In the next year, the City will be promoting its Facebook page by doing 'give-a-ways'. He would like to see all processes in the City be done online. Cory is heading up a committee that will meet for approx 3-4 weeks to help design the new website. He hopes to have a prototype in late January and be fully launched by March.

Councilmember Almquist stated he would like automated information regarding plats, building permits, and issues with back flow and not having a permit number for a specific address.

Mr. Mortensen stated City Works can do most of that. It is just not set up for all areas at this time. City Works is a GIS driven asset management system based out of Salt Lake City and Park City. It would be nice to have all departments using the same software. He is not proposing to go out to hire a third party company to build the new website since staff can handle.

Councilmember Almquist stated that not all citizens have computer or smart phone. He asked if a citizen can access the City website through an HDTV.

Mr. Mortensen advised he can speak with Baja and the CEC. He would like to utilize the 311 service for citizens to receive information about the City. His staff takes a lot of pride in their work.

ADJOURN TO CLOSED SESSION:

MOTION: A motion was made by Councilmember Almquist to adjourn to a closed session to discuss property sales.

SECOND: The motion was seconded by Councilmember Hughes.

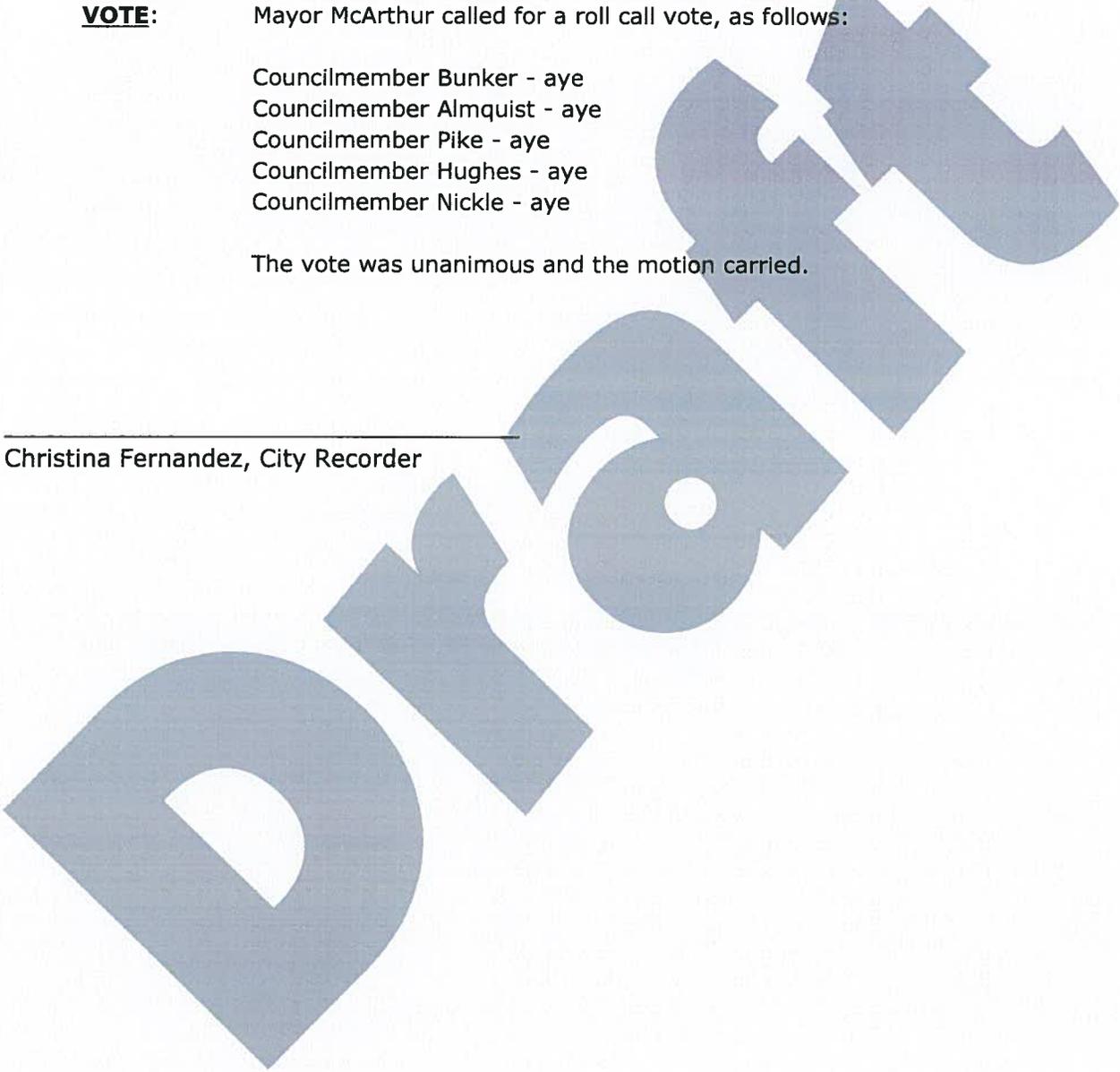
VOTE: Mayor McArthur called for a roll call vote, as follows:

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder

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**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
DECEMBER 19, 2013, 4:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

Mayor Daniel McArthur
Councilmember Jon Pike
Councilmember Gail Bunker
Councilmember Gil Almquist
Councilmember Jimmie Hughes
Councilmember Ben Nickle
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez

OPENING:

Mayor McArthur called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by a Scout Jayden Hansen and the invocation was offered by Reverend Jimi Kestin. He invited the scouts in the audience to introduce themselves.

Lane Ronnow, host and producer of "A Story to Tell" thanked Mayor McArthur, Councilmember Bunker and Councilmember Nickle for their service. In addition, he thanked all of the existing and newly elected Councilmembers for their service.

Councilmember Nickle stated he believes it was a burden and a blessing at the same time to be elected into office. He thanked the Councilmembers and the public for embracing him.

Councilmember Bunker expressed that this is a bittersweet situation for her. She thanked staff as well as the community for the opportunity to serve on the City Council for the last 10 years. She is particularly thankful to the Department Heads and Staff for their service as well as Mayor McArthur and City Manager Gary Esplin.

Mayor McArthur stated it has been an honor to serve the community. He thanked City Manager Gary Esplin and City Staff. In addition, he thanked the community for their support. He stated his greatest supporter has always been his wife Bunny.

Leisure Services Director Kent Perkins mentioned the names of the delegates who visited Ibigawa, Japan in November. He showed pictures from the visit.

Mayor McArthur invited the students, who traveled to Ibigawa, to introduce themselves and tell their favorite part of the visit.

City Manager Gary Esplin stated it was an incredible, life changing event for him. He is grateful for the opportunity to travel there.

Mayor McArthur advised that item 2B has been tabled.

FINANCIAL REPORT:

Consider approval of the financial report for October, 2013.

City Manager Gary Esplin Esplin stated there are no surprises.

Councilmember Bunker stated she is impressed at how the budget is always so balanced. She thanked Philip Peterson for his work.

MOTION: A motion was made by Councilmember Bunker to approve the financial report for October, 2013.

SECOND: The motion was seconded by Councilmember Almquist.

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

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

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AWARD OF BID:
Consider award of bid for the purchase of 2014 Mainline Pipe Inspection Unit and Truck.

Purchasing Manager Connie Hood advised the bid is for the new mainline pipe inspection unit and truck. The old unit will be kept as a back-up. Staff recommends approval of the bid be awarded to R.S. Technologies in the amount of \$170,102.56.

MOTION: A motion was made by Councilmember Pike to approve the bid in the amount of \$170,102.56.

SECOND: The motion was seconded by Councilmember Nickle.

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

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AWARD OF CONTRACT:
Consider approval of a contract with Wadsworth Brothers Construction to build the Mall Drive Bridge.

Purchasing Manager Connie Hood advised the base bid came in at \$7,404,582.90 with an addendum for aesthetics of \$45,000.00, therefore the total bid will be \$7,449,582.90.

City Manager Gary Esplin stated the estimate to complete the project was \$10,000,000.00. As discussed previously, the biologic opinion has not been received from the U.S. Fish and Wildlife. Today, an email was received stating that the opinion would be received in January. He explained that the bid from Wadsworth Brothers Construction is good until January 15, 2014. The critical matter is that the Virgin River cannot be disturbed between April 15, 2014 and August 15, 2014 because of spawning. The length of the contract is 7 months. Staff recommends to award the bid and if there is a need to stay out of the River, it will cost approximately \$100,000.00 to extend the contract.

MOTION: A motion was made by Councilmember Almquist to approve the contract with Wadsworth Brothers Construction to build the Mall Drive Bridge for the amount of \$7,449,582.90.

Councilmember Hughes inquired what was the cost of the next bid.

Purchasing Manager Connie Hood stated that all bids were within 10%.

Councilmember Pike advised that if the project would have to rebid the cost would go up.

SECOND: The motion was seconded by Councilmember Hughes.

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

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AGREEMENT:
Consider approval of an agreement with Horrocks Engineering to redesign Mall Drive from Riverside Drive to 3000 East.

Purchasing Manager Connie Hood advised the agreement with Horrocks Engineering is for the Mall Drive Bridge access road in the amount of \$138,820.00.

City Manager Gary Esplin stated the agreement is for the design and construction management for approaches to the bridge. On the north side, it will go from Riverside Drive to the bridge, the south will go from 3000 East to the bridge.

MOTION: A motion was made by Councilmember Bunker to approve the agreement for \$138,820.00 to Horrocks Engineering.

SECOND: The motion was seconded by Councilmember Hughes.

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Councilmember Almquist stated he does not want the City to pay for adverse things happening. He would like the agreement to stay within the price.

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

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried

AWARD OF BID:

Consider award of bid for connection supplies for the substation from River Road to Green Valley OPGW.

Purchasing Manager Connie Hood advised the bid is for supplies for the substation to connect from River Road to Green Valley. The local vendor, Codale, matched the low bid at \$166,991.30.

Energy Services Director Phillip Solomon stated the supplies are included in the budget, however, since they are a bit over budget, it will be done in phases.

MOTION: A motion was made by Councilmember Pike to approve bid for connection supplies for the substation from River Road To Green Valley in the amount of \$166,991.30.

SECOND: The motion was seconded by Councilmember Bunker.

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

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PROFESSIONAL SERVICES CONTRACT:

Consider approval of a professional services contract with JBR for Environmental Remediation at the Waste Water Treatment Plant.

Purchasing Manager Connie Hood advised this request is to renew the professional services contract with JBR Environmental for the remediation at the Waste Water Treatment Plant. The amount of the contract will be from \$34,330.00 to \$36,150.00.

City Manager Gary Esplin stated the City has previously entered into a settlement with the State. This contract is part of monitoring the improvements that were made.

MOTION: A motion was made by Councilmember Bunker to approve the professional services contract.

SECOND: The motion was seconded by Councilmember Almquist.

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

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried

AWARD OF BID:

Consider approval of bid for renovations to Recreation Center.

Purchasing Manager Connie Hood advised the bid is for renovations to the Recreation Center in the amount of \$211,800.00. The low bidder is Precision Development.

City Manager Gary Esplin stated this item was discussed at the work meeting last Thursday. He explained that if some of the footings are not as bad as originally thought, the price may go down.

MOTION: A motion was made by Councilmember Almquist to approve the bid for renovations to the Recreation Center for \$211,800.00 with Precision Development.

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SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor McArthur called for a vote, as follows:

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATION OF ROADS AND PUBLIC UTILITY AND DRAINAGE EASEMENT:

Public hearing to consider vacation of 300 South Street between 700 East Street and 1000 East Street, 400 South Street between 800 East Street and 900 East Street, 800 East Street between 300 South Street and 600 South Street and all associated public utility and drainage easements. Dixie State University, applicant.

Mayor McArthur stated this request is to vacate all internal roads on the Dixie State University Campus.

City Manager Gary Esplin advised that staff have reviewed the request and recommend approval. This item was discussed previously in a work meeting.

Sherrie Ruesch stated that she appreciates the assistance from the City. Most internal roads that are on campuses are college roads. The University will maintain the easements. She explained the community will not notice anything different as not much will change.

Mayor McArthur opened the public hearing.

Cameron Hansen, a resident near the campus, inquired if the roads near the ball fields will remain through streets. He understands that once the City vacates the streets, the University can close the streets without approval from the City Council.

Mayor McArthur advised that the public will not see any difference with regards to the roads. In addition, the University can close the streets without approval from the City Council.

Mayor McArthur closed the public hearing.

Councilmember Hughes stated it is impossible to permanently close the roads due to needing them for emergency access.

MOTION: A motion was made by Councilmember Pike to vacate 300 South Street between 700 East Street and 1000 East Street, 400 South Street between 800 East Street and 900 East Street, 800 East Street between 300 South Street and 600 South Street and all associated public utility and drainage easements for Dixie State University.

SECOND: The motion was seconded by Councilmember Bunker.
VOTE: Mayor McArthur called for a roll call vote, as follows:

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/FISCAL YEAR 2013-14 BUDGET AMENDMENTS:
Public hearing to consider amendments to the Fiscal Year 2013-14 Budget.**

City Manager Gary Esplin outlined the following amendments to the budget: 1) To budget for the annual market/Merit adjustment for Full-time employees; 2) To budget for a Distracted Driving Enforcement grant from the State of Utah which included overtime, the purchase of equipment, and professional services for a media campaign; 3) To budget for a new airport pavement management grant from UDOT for \$180,000 plus a transfer from the PFC fund for \$220,000 to fund a pavement sealing and markings project at the airport; 4) To budget for a new grant award received from the Department of Natural Resources for \$18,000 (\$7,000 cash + 60% in-kind City match) to hire a consultant to perform a GPS-based inventory of trees in the historic district, then parks, and then other areas of downtown as funding permits; 5) To increase the Recreation Center - Game Center/Spin

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Room Remodeling budget from \$86,500 to \$254,000 for this fiscal year due to unforeseen repairs needed for the footings and foundation; and to budget for the Capital Project Fund as the funding source; 6) To transfer the budget approved for space heaters for racing events to the Recreation Center instead to replace a kiln that had stopped working; 7) to increase the budget for the Pioneer Park restroom from \$75,000 to \$100,000 to add ADA sidewalks and also because the project will be sent out for bid instead of built in-house, as originally planned; 8) To budget for a re-landscaping project at the Dixie Center to be completed by the Parks Dept., and reimbursed from the Dixie Center; 9) To de-obligate the Building Maintenance division's budget for the City Hall roof repair project as the project's scope was expanded to replacing the total roof as an emergency repair and funded out of the Capital Projects Fund; 10) To budget for the emergency repairs and replacement of the roof at City Hall; 11) to increase the City entry signs budget to add an additional monument at SR-18 (the Ledges), to provide funding for up-lighting to the five new monuments, and to provide for a retaining wall needed at the Snow Canyon Parkway sign; 12) To increase the budget for the Christensen Park facility to add minor design fees, and repair and replacement of the parking lot to the project; 13) To budget for street, curb, gutter, and other infrastructure improvements in phase 5 of the Mesa Palms Subdivision; which the developer was unable to install and therefore the costs are funded by proceeds from the developer's performance bond; and 14) To increase the budget for the East Annex Building renovation project to add landscape, parking lot, and other miscellaneous improvements to the project.

Mayor McArthur opened the public hearing. Seeing none, he closed the public hearing.

MOTION: A motion was made by Councilmember Hughes to approve the adjustments to the budget for the Fiscal year 2013-2014.

SECOND: The motion was seconded by Councilmember Nickle.

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

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried.

SOLID WASTE FEES/RESOLUTION:

Consider approval of a resolution increasing the solid waste collection and disposal services fees.

City Manager Gary Esplin advised the resolution increases the solid waste fees by \$.50.

Mayor McArthur stated this is included in the contract with the Solid Waste District. He explained the last time an increase was recommended, the City absorbed the cost. There were no comments at the public hearing held at the Solid Waste Board meeting.

MOTION: A motion was made by Councilmember Almquist to approve the resolution increasing the solid waste collection and disposal services fees of \$.50 per month.

SECOND: The motion was seconded by Councilmember Pike.

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

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried.

RATES FOR SUNTRAN ADVERTISING/RESOLUTION:

Consider approval of a resolution adopting the 2014 rates for advertising in the interior and on the exterior of SunTran buses.

City Manager Gary Esplin advised staff is trying to add new routes and additional buses. The proposed rates were discussed previously at a work meeting.

Mayor McArthur stated the content will be held to a specific standard.

City Attorney Shawn Guzman advised there are standards. The hope is that people are prudent in what they will request to advertise. Although there will be some control over content, there is the right to free speech. He stated that he spoke with SunTran Manager Fred Davies regarding the fact that there are community standards that vary from place to place. Items that are slanderous can be prohibited.

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SunTran Manager Fred Davies stated that the advertisement will only offered locally.

City Attorney Shawn Guzman stated that it cannot be restrictive to just local businesses. It is open to anyone who wishes to advertise. The advertisement can be retracted.

Councilmember Almquist inquired if there are certain laws for advertising in the state. If there are, he asked if the resolution should includes language to specify those laws.

City Attorney Shawn Guzman stated that he does not believe the resolution needs to recognize the laws that are in place. The community standards vary from City to City.

City Manager Gary Esplin suggests to try the advertising. If it becomes a problem, the advertising can stop.

MOTION: A motion was made by Councilmember Pike to adopt the 2014 rates for advertising as presented on the interior and exterior of the buses.

SECOND: The motion was seconded by Councilmember Bunker.
VOTE: Mayor McArthur called for a roll call vote, as follows:

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried.

TOILET REBATE PROGRAM/RESOLUTION:
Consider approval of a resolution approving matching funds to continue for the WaterSense Labeled Toilet Rebate program.

Water and Energy Conservation Coordinator, Rene Fleming, stated she applied for this grant because it is showing success with water savings. Many of the older hotels and motels are taking advantage of this program by purchasing these toilets. The maximum amount for the matching funds is \$37,500.00.

MOTION: A motion was made by Councilmember Bunker to approve the resolution for funds to continue the WaterSense Toilet Rebate program.

SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor McArthur called for a roll call vote, as follows:

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried

RENAMING STREETS AROUND LOCAL HIGH SCHOOLS:
Presentation from local High Schools regarding renaming the streets near their schools.

Mayor McArthur stated he wanted to offer this to each of the area High Schools.

City Manager Gary Esplin advised the proposed names are: Flyers Landing from 100 East to 400 East; Warrior Way from Sunset Boulevard to Little League Drive; Panther Way from 3050 East to the round about on 2080 East; Millcreek Extra Mile on Riverside Drive; and Thunder Road from Brigham Road to Price Hills Drive. Street signs will have the new name in addition to it's original name.

MOTION: A motion was made by Councilmember Almquist to approve renaming the streets.

SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor McArthur called for a vote, as follows:

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

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The vote was unanimous and the motion carried.

DONATION OF PROPERTY TO CITY:

Consider donation of property to the City located along the Red Hill north of Diagonal behind the Cannon Townhomes. Howard Cheney, applicant.

City Manager Gary Esplin advised the City owns the surrounding property. Staff has the title report which shows that are aren't any taxes owed as well as no liabilities. He recommend approval subject to the City Attorney's review.

Councilmember Pike stepped out.

MOTION: A motion was made by Councilmember Bunker to approve the donation subject to City Attorney's approval.

SECOND: The motion was seconded by Councilmember Nickle.

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

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PROPERTY SALE:

Consider approval of a proposal to purchase City property in the Creekside Subdivision. Joseph Hood, applicant.

City Manager Gary Esplin advised that the applicant is not ready to proceed, therefore, this item should be tabled.

PRESENTATION FROM MPO:

Presentation from MPO regarding the draft transportation proposal. James Eardley, applicant.

City Manager Gary Esplin advised that Mr. Eardley would like to make his presentation after the first of the year in a work meeting, therefore, this item will not be heard at this time.

Councilmember Pike returned.

SET PUBLIC HEARINGS:

Wes Jenkins advised that the Planning Commission, at its meeting held November 21, 2013, recommended that public hearings be scheduled on January 9, 2014 to consider A) a zone change request for Pine Park Estates from RE-20 to RE-12.5 on 10.024 acres located at approximately 2990 S. Little Valley Road; B) a zone change amendment to the Planned Development Zone for Mesa Palms Phase 5 on 5.925 acres located just north of Beehive Homes at the intersection of Mesa Palms Drive and Tonaquint Drive to allow for development of 53 units to be built on the property; C) a zone change amendment to the Planned Development Zone for Sunbrook Ranch on 11.37 acres located at 415 South Dixie Drive to add RV Storage to the list of permitted uses, and to revise the conceptual site development plan. The changes to the conceptual site development plan also reflect the lot split separating the rear 6 acres; D) a request for an amendment to the City Zoning Regulations, Title 10, Sections 10-10-5.K and 10-8-7.G to allow the city Council to waive the ground floor commercial requirement in mixed-use projects for buildings with obstructed visibility from the street; and E) a request for an amendment to the City Zoning Regulations, Title 10, Section 10-18-3.C to modify the corner lot fence requirements to allow a fence or wall to be built on the property line along the street side yard subject to certain standards.

MOTION: A motion was made by Councilmember Hughes to set public hearings with amendment to 53 lots on item B for January 9, 2014.

SECOND: The motion was seconded by Councilmember Almquist.

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

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried.

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FINAL PLAT:

Wes Jenkins presented the final plat for Stone Cliff Subdivision Phase II, a 34 lot residential subdivision located at approximately 2600 East and 1659 South, zoning is PD-r. Planning Commission recommends approval. He stated that he met with applicant regarding the stub road that goes into the north used for construction access into Stone Cliff. Staff recommends that prior to the final plat being recorded, the City and the developer work out plans that the road becomes a permanent second access for the residents. The developer is proposing a third access road to the east.

Councilmember Gil Almquist inquired if the developer can abandon the daily use of the second access road when the third road is complete.

Mr. Jenkins stated that the developer does not want to do that. Staff believes it would be better to have three access roads.

City Manager Gary Esplin stated that staff has not seen the plans for the east end of the hill. Staff is not suggesting they should be private, but to get fire access in there, it might be a good idea to have three access areas.

Mr. Jenkins advised the roads will have to line up the street on the other side of 1450 East. As far as the width, staff would have to work on that with the developer. This will allow drainage to flow down 1450 East. Prior to recording the plat, staff would like to work with the developer to work out the access.

Councilmember Pike asked Mr. Jenkins to speak to developer regarding installing another guard house vs. other options such as a card reader.

City Manager Gary Esplin advised there is no guarantee that the future access to the east will be built since the plans have not been seen.

Mayor McArthur stated that when the plat was originally shown, it was a lot less dense.

Gail Maxwell commented that they are actually reducing the density by 100 lots.

MOTION: A motion was made by Councilmember Hughes to approve the 34 lot final plat with the condition that staff and the developer work out a solution with regard to access.

SECOND: The motion was seconded by Councilmember Bunker.
VOTE: Mayor McArthur called for a vote, as follows:

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Meadow Valley Estates Phase 4, a 7 lot residential subdivision on 2.73 acres located on the west side of Little Valley Road at the intersection of Mountain Ledge Drive. Zoning is RE-12.5 He explained when staff met with the developer, the City requested the road be stubbed through to the Gentry property to the south. In 2005, the preliminary plat was approved, however, the preliminary plat has since expired and the applicant added 4 additional lots. There was some opposition from neighbors that live on Mountain Ledge; they would prefer to have a cul-de-sac. The Planning Commission voted to extend the road through.

Councilmember Hughes stated that he agrees with the letter from the residents. He feels the problem is that it felt a bit misleading. There were a number of promises made that could not be kept. He inquired if it is absolutely impossible for the road to be a cul-de-sac. Additionally, he asked if the road is made into a cul-de-sac, could it reduce some of the traffic on Little Valley Road.

Mr. Jenkins replied no, it is not impossible for the road to be a cul-de-sac. He stated that staff felt it made sense to have the road go through because it would provide an additional road and spread out the traffic.

Councilmember Almquist stated that he believes there was an agreement after the previous meeting. It is hard for him to turn his back on a neighborhood to say that it has to be a through street.

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Councilmember Hughes stated he does not want staff to get the wrong idea. Although he is grateful for staff for working with developers, he does not feel they have the right to suggest an alternative plan. He feels the road should go through to the south and have a cul-de-sac on the end.

City Manager Gary Esplin stated he feels that the plat will have to be denied, Council can suggest that a cul-de-sac be put in. The critical part is having the road continue to the south. From a transportation planning standpoint, it would be great for circulation, however, this could create increased planning on a 50 foot road.

MOTION: A motion was made by Councilmember Pike to deny the request for the preliminary plat and ask that the developer try again to include the road to the south and to reformat Mountain Ledge Drive to put in a cul-de-sac on the end.

SECOND: The motion was seconded by Councilmember Nickle
VOTE: Mayor McArthur called for a vote, as follows:

- Councilmember Bunker - nay
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Maverick Subdivision, a one lot commercial subdivision on 1.33 acres located on the northeast corner of the intersection of 1450 South and River Road. Zoning is PD-C. Planning Commission recommends approval. The easement will be vacated prior to plat being recorded. Since the site sits inside the erosion hazard zone, the developer will provide erosion protection up to the 100 year flood elevation.

Councilmember Almquist stated it appears that the developer has started to set the steel for the canopy structure. He believes it does not look like the bolts are high enough.

Mr. Jenkins stated the elevations have been checked. The pad of the building will sit two feet above the base flood elevation.

MOTION: A motion was made by Councilmember Bunker to approve the preliminary plat as described.

SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor McArthur called for a vote, as follows:

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for White Rocks Subdivision, a 61 lot residential subdivision on 16.51 acres located on the east side of SR-18 and south of the existing round-about and south of hole 9 on the Ledges golf course. Zoning is PD. The master plan that was approved in 2007, it was proposed for 203 units over 31.5 acres which is a density of approximately 6.4 dwelling units per acre, however, the developer is proposing 3.69 dwelling units per acre. This item was heard previously however, the layout has changed substantially. The developer is proposing to use the 45 foot roadway cross-section for the interior streets. Additionally, the developer is proposing to do pads with common area and limited common area. There will be an HOA that will maintain the common and limited areas within the subdivision.

Councilmember Almquist inquired if this item was required to go before the Hillside Review Board.

Mr. Jenkins replied no.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat for White Rocks Subdivision.

SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor McArthur called for a vote, as follows:

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Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Fieldstone Phase 1, a 25 lot subdivision on 9.02 acres located south of The Village at Little Valley along the logical extension of Crimson Ridge Drive at approximately 2350 East. Zoning is R-1-12. The developer is proposing to install 45 foot roads on the interior and will do lot size averaging.

MOTION: A motion was made by Councilmember Pike to approve the preliminary plat as presented.

SECOND: The motion was seconded by Councilmember Almquist.

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

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Fieldstone Phase 2&3, a 56 lot subdivision on 18.52 acres located south of Little Valley Elementary School along the south side of Equestrian/Crimson Ridge Drive at approximately 2300 East. Phase 2 is zoned R-1-10 and Phase 3 is zoned R-1-12. The developer is proposing to install a 45 foot cross section and a 50 foot road to provide access to the south. The road to the west will be a 66 foot road. The property to the west is zoned A-20; the property owner plans to develop similar to the Horseman's Park Subdivision. Staff met with the developer and recommended eliminating one of the access roads since they were too close together on a 66 foot road. It is nice to have another access, however as they talked about future development, there was some discussion regarding the lots being double fronting lots, which would provide a good buffer similar to the buffer in other areas.

Councilmember Bunker inquired if it would be an advantage for the residents to have the access road.

Mr. Jenkins stated the wall and road would provide a buffer against agricultural properties for smells, flies, etc. The developer proposed to turn the road and move the access.

Councilmember Almquist stated there has been discussion that roads are buffers between subdivisions and lots with animals. He does not believe both roads should go through.

MOTION: A motion was made by Councilmember Almquist to deny the request at least eliminating one access on Horseman's Park Road.

SECOND: The motion was seconded by Councilmember Bunker.

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

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

ADJOURN TO CLOSED SESSION:

MOTION: A motion was made by Councilmember Bunker to discuss land sale and potential litigation.

SECOND: The motion was seconded by Councilmember Nickle.

VOTE: Mayor McArthur called for a roll vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

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The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

MOTION:

SECOND:

VOTE:

A motion was made by Councilmember to Pike to reconvene and adjourn.
The motion was seconded by Councilmember Nickle.
Mayor McArthur called for a roll vote, as follows:

- Councilmember Bunker - aye
- Councilmember Almquist - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye
- Councilmember Nickle - aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder

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