



CITY COUNCIL MEETING AGENDA



THURSDAY, JULY 20, 2023

AGENDA

ATTACHMENTS

2023.07.20 UPDATED CITY COUNCIL AGENDA PACKET



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

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a work meeting in the Administrative Conference Room at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, July 20, 2023 commencing at 3:00 p.m.

The agenda for the meeting is as follows:

- 1. Request a closed meeting to discuss litigation, security, property acquisition or sale, or the character and professional competence or physical or mental health of an individual.
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- 2. Discussion regarding proposed changes to the Special Events ordinance.
- 3. ADJOURN AND RECONVENE IN A REGULAR MEETING OF THE CITY COUNCIL.

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

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

Public Notice

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Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, July 20, 2023, commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order

Invocation

Flag Salute

1. Mayor's recognitions and updates.

2. PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 2023-002 ANNEXING PROPERTY INTO THE CITY OF ST. GEORGE, AND ADJUSTING THE CORPORATE BOUNDARY LINES, TO INCLUDE 163.1055 ACRES.

BACKGROUND AND RECOMMENDATION: AT THEIR MEETING HELD ON APRIL 13, 2023, THE CITY COUNCIL APPROVE A RESOLUTION TO ACCEPT THE PETITION FOR ANNEXATION FOR APPROXIMATELY 163.1055 ACRES LOCATED WEST OF DIXIE DRIVE ON THE FORMER BURT BURGESS PROPERTY. FOLLOWING THE APPROVAL OF THE RESOLUTION, THE CITY MUST CERTIFY THE PETITION AND MAIL WRITTEN NOTICES. FOLLOWING THE CERTIFICATION, THE CITY RECORDER POSTS A PUBLIC NOTICE GIVING RESIDENTS NOTICE THAT AN ANNEXATION PETITION HAS BEEN FILED AND THAT THE CITY MAY GRANT THE PETITION AND ANNEX THE AREA UNLESS A WRITTEN PROTEST TO THE ANNEXATION IS FILED WITH THE WASHINGTON COUNTY BOUNDARY COMMISSION; THE CITY HAS NOT RECEIVED NOTICE OF ANY PROTESTS. THE PROPERTY IS LOCATED AT APPROXIMATELY 1600 SOUTH DIXIE DRIVE. SPECIFIC COUNTY TAX ID NUMBERS: 7497-A, 7497-C, 7498-C-1, 7498-C-1-A, 7498-D, 7498-E, 7498-F. STAFF RECOMMENDS HOLDING THE PUBLIC HEARING AND APPROVAL OF THE ORDINANCE.

3. CONSIDER APPROVAL OF A COOPERATIVE AGREEMENT WITH UDOT FOR THE INSTALLATION OF A TRAFFIC SIGNAL AT SUNSET BLVD AND 1300 WEST.

BACKGROUND AND RECOMMENDATION: UDOT COMPLETED A DETAILED SAFETY AUDIT ON SUNSET BLVD DUE TO RECENT PEDESTRIAN FATALITIES IN THE AREA. TO IMPROVE SAFETY, THE ROADWAY HAS BEEN RESTRIPEDED,

SIGNAGE HAS BEEN IMPROVED, AND UDOT PROPOSED AN OVERHEAD PEDESTRIAN BEACON AT 1300 WEST. THE CITY AND UDOT DETERMINED THAT IT WOULD BE BETTER TO UPGRADE THE BEACON TO A TRAFFIC SIGNAL, DUE TO THE HIGH VOLUME OF TRAFFIC, AND THE UNFAMILIARITY OF MOTORISTS IN THE AREA WITH THAT TYPE OF DEVICE. STAFF RECOMMENDS APPROVAL OF THE AGREEMENT.

4. **CONSIDER APPROVAL OF RESOLUTION NO. 2023-006R PROVIDING FOR A SPECIAL BOND ELECTION TO BE HELD ON NOVEMBER 21, 2023, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED ELECTORS OF THE CITY OF ST. GEORGE, UTAH A PROPOSITION REGARDING THE ISSUANCE OF NOT TO EXCEED \$29,000,000 GENERAL OBLIGATION BONDS; AND RELATED MATTERS.**

BACKGROUND AND RECOMMENDATION: STATE LAW REQUIRES APPROVAL OF A RESOLUTION AT LEAST 75 DAYS IN ADVANCE OF THE ELECTION TO PLACE A GENERAL OBLIGATION BOND ON THE BALLOT FOR CONSIDERATION BY THE VOTERS. TONIGHT'S ITEM IS TO CONSIDER APPROVAL OF A RESOLUTION THAT WOULD PLACE A GENERAL OBLIGATION BOND IN AN AMOUNT NOT TO EXCEED \$29,000,000 ON THE NOVEMBER 21, 2023 BALLOT FOR VOTER CONSIDERATION, ESTABLISH OCTOBER 19, 2023 AS THE DATE FOR THE PUBLIC HEARING, APPROVE THE BALLOT FORM, AND DIRECT THE POSTING OF THE NOTICE FOR THE ELECTION. THE PROPOSED BOND ISSUANCE WOULD BE FOR THE PURPOSE OF FINANCING ALL OR A PORTION OF THE COSTS OF ACQUIRING, CONSTRUCTING, AND IMPROVING TRAILS, PARKS, AND RECREATION FACILITIES AND AMENITIES THROUGHOUT THE CITY, FOR THE PURPOSE OF CONNECTING COMMUNITIES AND REVITALIZING EXISTING FACILITIES. THE PROPOSED TERM OF THE BOND WOULD NOT EXCEED 25 YEARS FROM THE DATE OF ISSUANCE. STAFF RECOMMENDS APPROVAL.

5. **CONSIDER APPROVAL OF THE RAP TAX GRANTS DISTRIBUTION LIST BASED ON THE RECOMMENDATIONS OF THE ST. GEORGE ARTS COMMISSION.**

BACKGROUND AND RECOMMENDATION: EACH YEAR SINCE THE APPROVAL OF RAP TAX, THE ST. GEORGE ARTS COMMISSION RECEIVES, AND REVIEWS GRANT APPLICATIONS FROM LOCAL CULTURAL NON-PROFITS. THE ST. GEORGE ARTS COMMISSION MET ON THURSDAY, MAY 25TH, 2023 TO DISCUSS APPLICATIONS FOR RAP TAX GRANTS IN THE 2023-2024 FISCAL YEAR. THE COMMISSION RECEIVED AND REVIEWED 27 APPLICATIONS FOR

FUNDS THIS YEAR, TOTALING \$444,048 IN REQUESTS AND HAS RECOMMENDED ALLOCATIONS TOTALING \$250,000.

6. CONSIDER APPROVAL OF RESOLUTION NO. 2023-007R ENTERING INTO AN INTERLOCAL AGREEMENT WITH THE COUNTY FOR THE 2023 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AWARD.

BACKGROUND AND RECOMMENDATION: THE ST. GEORGE POLICE DEPARTMENT IS APPLYING TO RECEIVE THE 2023 DEPARTMENT OF JUSTICE, EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT, (JAG) AWARD. THE \$30,781 AWARD WILL BE USED TO PURCHASE DEFENSIVE TACTICS TRAINING MATS TO PROVIDE ADDED PROTECTION FOR OFFICERS DURING DYNAMIC TRAINING SCENARIOS, SWAT LEVEL BALLISTIC VESTS AND ACCESSORIES WILL BE PURCHASED FOR THE DEPARTMENT'S SWAT TEAM FOR THE ADDITIONAL PERSONNEL THAT ARE BEING ADDED TO THE TEAM FOR RESPONSE TO CRITICAL INCIDENTS, AND RIFLE PLATES AND CARRIERS ARE TO BE PURCHASED FOR THE SCHOOL RESOURCE OFFICERS TO HAVE AVAILABLE TO THEM IN THEIR RESPECTIVE SCHOOL OFFICES. THIS IS NEEDED SO THE SRO HAS IMMEDIATE ACCESS TO RIFLE RATED BALLISTIC PROTECTION WHEN RESPONDING TO ACTIVE THREATS WITHIN THEIR SCHOOLS. THE INTERLOCAL AGREEMENT IS PART OF OUR APPLICATION PROCESS AND HAS BEEN SIGNED BY WASHINGTON COUNTY AND ST. GEORGE CITY EACH YEAR WE HAVE APPLIED FOR THE GRANT. STAFF RECOMMENDS APPROVAL OF THE RESOLUTION.

7. CONSIDER APPROVAL OF RESOLUTION NO. 2023-008R AUTHORIZING THE MAYOR TO SIGN THE INTERLOCAL COOPERATION AGREEMENT FOR FACILITY RENTALS BETWEEN CITY OF ST. GEORGE AND WASHINGTON COUNTY SCHOOL DISTRICT.

BACKGROUND AND RECOMMENDATION: THE CITY AND THE SCHOOL DISTRICT HAVE ALLOWED EACH OTHER TO RENT ITS FACILITIES OVER THE YEARS FREE OF CHARGE. THIS INTERLOCAL AGREEMENT FORMALIZES THIS PRACTICE BY REDUCING IT TO WRITING. STAFF RECOMMENDS APPROVAL OF THE RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE INTERLOCAL AGREEMENT AS PRESENTED.

8. CONSIDER APPROVAL OF ORDINANCE NO. 2023-003 AMENDING TITLE 10-8D-1 OF THE ST. GEORGE CITY CODE TO ADD FOOD TRUCK PARK AS A PERMITTED WITH STANDARDS USE, TO AMEND TITLE 10-17A TO ADD FOOD TRUCK PARK ALONG WITH ITS SPECIFIC STANDARDS, AND TO AMEND TITLE 10-19-5 TO ADD OFF-STREET PARKING REQUIREMENTS FOR FOOD TRUCK PARKS FOR A PROJECT TO BE CALLED FOOD TRUCK PARK. CASE NO. 2023-ZRA-002

BACKGROUND AND RECOMMENDATION: FOOD TRUCKS ARE PERMITTED WITHIN THE CITY OF ST. GEORGE AS A PORTABLE OR MOBILE UNIT. THEY ARE ALLOWED ON PRIVATE PROPERTY WITH AN EXISTING BUSINESS ON THE LOT, AND THE OWNER MUST PROVIDE A ROUTE OF THEIR INTENDED POINTS OF SALE. THE GATHERING OF FOOD TRUCKS ON A VACANT LOT, OR FOOD TRUCK PARKS, ARE NOT PERMITTED WITHIN THE CITY AT THIS TIME. AT THE MAY 9, 2023, PLANNING COMMISSION MEETING, A PUBLIC HEARING WAS HELD FOR THIS ITEM, BUT BEFORE A MOTION WAS MADE THIS ITEM WAS CONTINUED. THE PLANNING COMMISSIONERS WANTED STAFF TO MEET WITH OUR PRETREATMENT DEPARTMENT TO DISCUSS THE REQUIREMENT OF COMMISSARY KITCHENS AND GREASE INTERCEPTORS. FOR THE JUNE 27, 2023, PLANNING COMMISSION MEETING, STAFF DID ALTER THE REQUIREMENTS TO REMOVE THE REQUIREMENT FOR COMMISSARY KITCHENS, BUT TO KEEP THE REQUIREMENT FOR GREASE INTERCEPTORS AT FOOD TRUCK PARKS. THERE AGAIN WAS MUCH DISCUSSION AT THE MEETING. AT THIS MEETING, THE DISCUSSION CONCERNING GREASE INTERCEPTORS AND OVERNIGHT PARKING CONTINUED. THE APPLICANT BROUGHT UP HIS CONCERNS ABOUT THE REQUIREMENT OF ALL FOOD TRUCK PARKS TO REQUIRE GREASE INTERCEPTORS BECAUSE IT SEEMED COST-PROHIBITED FOR SMALL FOOD TRUCK PARKS WITH THREE TRUCKS OR LESS. THE PLANNING COMMISSIONERS DISCUSSED THIS TOPIC AT LENGTH, BUT IN THE END RECOMMENDED APPROVAL OF THE ORDINANCE AS PRESENTED BY STAFF. PLEASE REFER TO EXHIBIT B FOR THE MINUTES OF THE MAY 9TH AND JUNE 27TH PLANNING COMMISSION MEETINGS.

9. CONSIDER APPROVAL OF ORDINANCE NO. 2023-001 AMENDING AN APPROVED PD-C (PLANNED DEVELOPMENT COMMERCIAL) ON APPROXIMATELY 0.27 ACRES, LOCATED AT 184 NORTH 200 WEST STREET FOR THE PURPOSE OF ADDING A 12-ROOM BOUTIQUE HOTEL FOR A PROJECT TO BE KNOWN AS STG INN, WITH CONDITIONS FROM THE PLANNING COMMISSION. CASE NO. 2023-PDA-008

BACKGROUND AND RECOMMENDATION: ON JANUARY 5, 2023, THIS PROPERTY WAS REZONED TO THE PD-C (PLANNED DEVELOPMENT COMMERCIAL) DESIGNATION WITH AN ASSOCIATED USE-LIST. THIS IS A REQUEST FOR AN AMENDMENT TO THIS APPROVED PD-C. ON JUNE 13, 2023, THE PLANNING COMMISSION HELD A PUBLIC HEARING ON THIS ITEM. THERE WERE PUBLIC COMMENTS MADE. AFTER THE PUBLIC HEARING CLOSED, THE FOUR PLANNING COMMISSIONERS PRESENT DISCUSSED THIS ITEM AT LENGTH. TO FORWARD A POSITIVE RECOMMENDATION, FOUR POSITIVE VOTES WERE NEEDED; HOWEVER, THE PLANNING COMMISSION RECEIVED THREE POSITIVE VOTES. THEREFORE, THE MOTION TO RECOMMEND APPROVAL FAILED WITH A 3-1 VOTE IN FAVOR OF THE REQUESTED AMENDMENT WITH CONDITIONS. THIS ITEM WAS CONTINUED AT THE JULY 6, 2023 CITY COUNCIL MEETING. THE ITEM IS NOW BEING PRESENTED WITH ADDITIONAL OPTIONS.

10. CONSIDER APPROVAL OF ORDINANCE NO. 2023-004 AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM C-2 (HIGHWAY COMMERCIAL) AND OS (OPEN SPACE) TO PD-R (PLANNED DEVELOPMENT RESIDENTIAL) AND ADOPTING A DEVELOPMENT AGREEMENT ON APPROXIMATELY 19.72 ACRES, LOCATED WEST OF THE 900 SOUTH AND 250 WEST INTERSECTION FOR THE PURPOSE OF ALLOWING A 224-UNIT MULTI-FAMILY DEVELOPMENT TO BE KNOWN AS SOLEIL RIDGE APARTMENTS, WITH CONDITIONS FROM PLANNING COMMISSION. CASE NOS. 2023-ZC-006 AND 2023-DA-003

BACKGROUND AND RECOMMENDATION: THIS APPLICATION HAS A LONG HISTORY. BETWEEN MAY 2020 AND MAY 2021, FOUR SEPARATE GENERAL PLAN AMENDMENT APPLICATIONS CAME BEFORE THE PLANNING COMMISSION AND CITY COUNCIL TO CHANGE THE LAND USE DESIGNATION ON THE PROPERTY TO HDR. THE APPLICANT THEN MADE AN APPLICATION FOR A HILLSIDE PERMIT AND A ZONE CHANGE. AT THE END OF 2021, THE APPLICATION WENT TO THE PLANNING COMMISSION WHERE QUESTIONS ABOUT THE ROCKFALL AREA AND CITY PROPERTY NEEDED TO BE RESOLVED BEFORE PROCEEDING FORWARD. THE APPLICANT HAS NOW RESOLVED THE MITIGATION ISSUES AND PROPOSES A DEVELOPMENT AGREEMENT SOLIDIFIES THAT PROPOSAL. THE PLANNING COMMISSION HELD A PUBLIC HEARING ON JUNE 27, 2023 AND RECOMMENDS APPROVAL OF THE APPLICATION WITH CONDITIONS.

11. CONSIDER APPROVAL OF A HILLSIDE DEVELOPMENT PERMIT TO ALLOW A 224-UNIT, MULTI-FAMILY PROJECT ON APPROXIMATELY 19.72 ACRES, LOCATED WEST OF THE 900 SOUTH AND 250 WEST INTERSECTION,

TO BE KNOWN AS THE SOLEIL RIDGE APARTMENTS, WITH CONDITIONS FROM PLANNING COMMISSION. CASE NO. 2021-HS-007

BACKGROUND AND RECOMMENDATION: THE HILLSIDE REVIEW BOARD HELD A PUBLIC MEETING ON AUGUST 18, 2021 AND THE PLANNING COMMISSION HELD A PUBLIC MEETING ON JUNE 27, 2023 AND RECOMMENDED APPROVAL OF THE APPLICATION WITH A 6-0 VOTE, WITH CONDITIONS.

12. CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT TO BUILD A NEW CITY HALL BUILDING AND PARKING STRUCTURE LOCATED ON THE NORTHEAST CORNER OF MAIN STREET AND 100 SOUTH STREET FOR A PROJECT TO BE CALLED CITY HALL. CASE NO. 2023-CUP-002

BACKGROUND AND RECOMMENDATION: THIS CONDITIONAL USE REQUEST IS FOR A NEW BUILDING AND PARKING GARAGE THAT EXCEEDS 20,000 SQUARE FEET ON THE MAIN LEVEL. THE PROPOSED LOCATION FOR THE CITY HALL BUILDING WILL BE WHERE THE FORMER WELLS FARGO DRIVE-THRU TELLER IS LOCATED ON CITY-OWNED PROPERTY RECENTLY PURCHASED FROM WELLS FARGO BANK. THE PLANNING COMMISSION HELD A PUBLIC MEETING ON THIS ITEM ON JULY 11, 2023 AND RECOMMENDED APPROVAL OF THIS CONDITIONAL USE PERMIT.

13. CONSIDER APPROVAL OF A PRELIMINARY PLAT FOR COVE VALLEY, AN 11-LOT RESIDENTIAL SUBDIVISION ON 2.61 ACRES LOCATED AT APPROXIMATELY 2500 EAST AND 5550 SOUTH, ON THE EXTENSION OF MALITSOH WAY, NORTH OF WHITE DOME DRIVE. CASE NO. 2023-PP-022

BACKGROUND AND RECOMMENDATION: THIS PARCEL OF LAND IS IN THE SOUTHERN HILLS EAST AREA ZONE PLAN. THIS PRELIMINARY PLAT PROPOSES TO SUBDIVIDE THIS 2.61-ACRE PIECE OF LAND INTO ELEVEN SINGLE FAMILY HOME LOTS. THERE WILL BE THREE PHASES. PHASE ONE WILL CONTAIN ONE LOT, PHASE TWO WILL CONTAIN FIVE LOTS, AND PHASE THREE WILL CONTAIN FIVE LOTS. THIS LOCATION IS ZONED R-1-7 (SINGLE FAMILY RESIDENTIAL, 7,000 SF MINIMUM LOT SIZE), AND ALL LOTS ARE PROPOSED TO BE OVER 7,000 SQUARE FEET WITH THE DENSITY OF 4.2 DWELLING UNITS PER ACRE. THIS ITEM WAS PRESENTED TO THE PLANNING COMMISSION IN A PUBLIC MEETING HELD JUNE 27, 2023.

14. CONSIDER APPROVAL OF A PRELIMINARY PLAT FOR ESTATES AT OLD FARM, A 21-LOT RESIDENTIAL SUBDIVISION ON 14.50 ACRES LOCATED NORTH OF 2450 SOUTH STREET AND EAST OF 2580 EAST STREET. CASE NO. 2023-PP-023

BACKGROUND AND RECOMMENDATION: ON MARCH 17, 2023, THE CITY COUNCIL APPROVED A ZONE CHANGE THAT INCLUDED THESE 14.50 ACRES, CHANGING THE ZONE FROM A-20 (AGRICULTURAL, 20-ACRE MINIMUM LOT SIZE) TO R-1-20 (RESIDENTIAL, 20,000 SF MINIMUM LOT SIZE). AFTER THIS APPROVAL, ON APRIL 6, 2023, THE 4-LOT 76.04-ACRE OLD FARM PRELIMINARY PLAT WAS APPROVED. THE APPLICANT IS REQUESTING TO FURTHER SUBDIVIDE LOT 1 OF THAT APPROVED PRELIMINARY PLAT. THIS ITEM WAS PRESENTED TO THE PLANNING COMMISSION IN A PUBLIC MEETING HELD JUNE 27, 2023. .

15. CONSIDER APPROVAL OF A PRELIMINARY PLAT FOR SUNSHINE WAY SUBDIVISION, A 3-LOT RESIDENTIAL SUBDIVISION ON 0.61 ACRES LOCATED ON THE NORTHWEST CORNER OF 200 SOUTH STREET AND 200 WEST STREET. CASE NO. 2023-PP-024

BACKGROUND AND RECOMMENDATION: THIS PARCEL OF LAND IS LOCATED AT THE NORTHEAST CORNER OF 200 WEST STREET AND 200 SOUTH STREET. THE LOT CURRENTLY HAS ONE HOME ON IT. THIS ITEM WAS PRESENTED TO THE PLANNING COMMISSION AT A PUBLIC MEETING ON JULY 11, 2023.

16. CONSIDER APPROVAL OF A PRELIMINARY PLAT FOR THE ESTATES AT COPPER RIDGE, A 42-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 70.83 ACRES LOCATED ON HILLRISE DRIVE, SOUTH OF SUMMIT RIDGE DRIVE. CASE NO 2023-PP-013

BACKGROUND AND RECOMMENDATION: IN 2021, THE SITE WAS GRANTED APPROVAL OF A PD AMENDMENT, HILLSIDE PERMIT AND PRELIMINARY PLAT. BECAUSE A FINAL PLAT WAS NEVER RECORDED, THE PRELIMINARY PLAT LAPSED AND IS NO LONGER VALID. THIS APPLICATION WOULD REINSTATE THAT PRELIMINARY PLAT. THE

PLANNING COMMISSION HELD A PUBLIC MEETING ON JUNE 27, 2023 AND RECOMMENDS APPROVAL OF THE APPLICATION WITH A 6-0 VOTE.

17. APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY.

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




19. Request a closed meeting to discuss litigation, security, property acquisition or sale, or the character and professional competence or physical or mental health of an individual.

Genna Goodwin, Deputy 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.

WAS THIS PAGE HELPFUL?

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