



CITY COUNCIL MEETING ATENDA



THURSDAY, SEPTEMBER 21, 2023
AGENDA

ATTACHMENTS

2023.09.21 AGENDA PACKET 
--

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

Public Notice

Public notice is hereby given that the City Council and the Neighborhood Redevelopment Agency of the City of St. George, Washington County, Utah, will hold a work meeting in the Administrative Conference Room at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, September 21, 2023 commencing at 4:00 p.m.

The agenda for the meeting is as follows:

- 1. Discussion regarding Tech Ridge CDA.
-
- 2. ADJOURN AND RECONVENE IN A REGULAR MEETING OF THE CITY COUNCIL.
-
-

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

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

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, September 21, 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.

-

a. Annual update from St. George Regional Hospital.

-

b. Read a Proclamation proclaiming the 2023-2024 school year as Alcohol-Free School Year.

-

c. Read a Proclamation proclaiming October 7, 2023 as Marathon Day.

-

2. CONSENT CALENDAR.

A. CONSIDER APPROVAL TO AWARD A BID TO SUPERIOR ASPHALT FOR THE FY 2023 CRACK SEAL PROJECT.

BACKGROUND AND RECOMMENDATION: A TOTAL OF SIX (6) BIDS WERE RECEIVED. THE LOW BID WAS FROM SUPERIOR ASPHALT IN THE AMOUNT OF \$293,250. STAFF RECOMMENDS AWARDEDING THE BID TO SUPERIOR ASPHALT.

B. CONSIDER APPROVAL TO AWARD A BID TO MORGAN PAVEMENT MAINTENANCE FOR THE SLURRY SEAL PROJECT.

BACKGROUND AND RECOMMENDATION: THIS WAS A FORMAL BID. FOUR (4) BIDS WERE RECEIVED. STAFF RECOMMENDS AWARDEDING THE BID TO MORGAN PAVEMENT MAINTENANCE IN THE AMOUNT OF \$473,455.

C. CONSIDER APPROVAL OF A SOLE SOURCE PURCHASE OF ULTRAVIOLET DISINFECTION LAMP BULBS FOR THE WASTEWATER TREATMENT PLANT.

BACKGROUND AND RECOMMENDATION: THIS REQUEST IS FOR THE PURCHASE OF 750 UV LAMP REPLACEMENTS FOR THE WASTEWATER TREATMENT PLANT. THE UV LAMPS HAVE AN EXPECTED LIFESPAN OF 10,000 HOURS. THERE ARE A TOTAL OF 1,200 LAMPS IN THE SYSTEM. THE SOLE SOURCE PURCHASE REQUEST IS TO REPLACE ABOUT 600 LAMPS THAT HAVE OVER 10,000 HOURS OF USE AS WELL AS STOCK 150 LAMPS IN INVENTORY FOR FUTURE REPLACEMENTS AS NEEDED. STAFF RECOMMENDS APPROVAL OF THIS PURCHASE.

D. CONSIDER APPROVAL OF A PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF ST. GEORGE AND WHD, LLC FOR PROPERTY ALONG CRIMSON CLIFFS WAY AND 2450 SOUTH.

BACKGROUND AND RECOMMENDATION: THE CITY RECEIVED AN APPLICATION FROM WHD, LLC (DAVE WELLER) TO PURCHASE 7,110 SF OF SURPLUS PROPERTY FROM THE CITY ALONG CRIMSON CLIFFS WAY JUST NORTH OF 2450 SOUTH. THIS PROPERTY WAS INITIALLY PURCHASED BY THE CITY IN CONJUNCTION WITH THE CONSTRUCTION OF CRIMSON CLIFFS WAY. AT THE CITY COUNCIL WORK MEETING HELD ON MAY 11, 2023, THE COUNCIL DETERMINED THAT THIS PROPERTY IS DEEMED SURPLUS PROPERTY.

E. CONSIDER APPROVAL OF A PROPERTY LEASE AGREEMENT WITH PREMIER CAR & TRUCK FOR CITY-OWNED PROPERTY LOCATED AT 116 WEST ST. GEORGE BOULEVARD.

BACKGROUND AND RECOMMENDATION: IN DECEMBER 2020 THE CITY ACQUIRED THE PROPERTY AT 116 W ST. GEORGE BOULEVARD. PREMIER CAR & TRUCK WAS THE TENANT AT THE TIME AND THEIR LEASE FOR USED CAR SALES AND SERVICE TRANSFERRED TO THE CITY. THE TERMS OF THE MULTI-YEAR LEASE EXPIRED ON SEPTEMBER 30, 2021 AND FROM THAT POINT FORWARD THEY HAVE BEEN OPERATING ON A MONTH-TO-MONTH LEASE. RATHER THAN RENEGOTIATING A NEW ANNUAL LEASE WITH THE TENANT, CITY LEADERSHIP AT THE TIME KEPT THE MONTH-TO-MONTH LEASE IN CASE THEY REACHED A DEAL WITH A DEVELOPER TO ACQUIRE AND DEVELOP THE PROPERTY IN ACCORDANCE WITH THE DOWNTOWN PLAN. IN LATE JULY, CITY STAFF RECEIVED NOTICE FROM THE BUSINESS THAT THEY WERE RETIRING AT THE END OF AUGUST 2023. STAFF RECOMMENDS APPROVAL.

3. PUBLIC HEARING AND APPROVAL OF THE CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) FOR THE 2022 PROGRAM YEAR, FISCAL YEAR 2023, OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG).

BACKGROUND AND RECOMMENDATION: ON OR ABOUT SEPTEMBER 25, 2023, THE CITY WILL SUBMIT A CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER), FOR THE 2022 PROGRAM YEAR, TO THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD). THE CAPER IS A FINANCIAL AND PUBLIC BENEFIT SUMMARY OF THE CITY'S USE AND EXPENDITURES OF FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS. THE REPORT EVALUATES HOW THE CITY USED THESE FEDERAL FUNDS DURING THE PAST PROGRAM YEAR TO CARRY OUT PRIORITIES IDENTIFIED IN THE CITY'S ADOPTED 2022 ANNUAL ACTION PLAN. A PUBLIC COMMENT PERIOD WAS HELD FROM AUGUST 18TH TO SEPTEMBER 5TH; NO COMMENTS WERE RECEIVED. STAFF RECOMMENDS TAKING PUBLIC COMMENT DURING THE PUBLIC HEARING AND APPROVAL OF THE REPORT.

4. CONSIDER APPROVAL OF RESOLUTION NO. 2023-009R AUTHORIZING THE STEEL SOLAR 1B PROJECT SECOND AMENDED AND RESTATED TRANSACTION SCHEDULE UNDER THE MASTER FIRM POWER SUPPLY AGREEMENT WITH UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS (UAMPS), AND RELATED MATTERS.

BACKGROUND AND RECOMMENDATION: THE SECOND AMENDED POWER PURCHASE AGREEMENT (PPA) WILL ALLOW THE DEVELOPER TO TAKE ADVANTAGE OF PRODUCTION TAX CREDITS (PTCS) WHICH BECAME AVAILABLE THROUGH THE INFLATION REDUCTION ACT AFTER THE AGREEMENT WAS FIRST ENTERED. STAFF RECOMMENDS APPROVAL OF THIS RESOLUTION.

5. CONSIDER APPROVAL OF RESOLUTION NO. 2023-010R AMENDING AND ADOPTING FEES FOR THE ELECTRIC THEATER CENTER AND RACES.

BACKGROUND AND RECOMMENDATION: THE CITY HAS REVIEWED THE FEES FOR THE ELECTRIC THEATER CENTER AND FOR RACES ACTIVITIES TO ENSURE SUFFICIENCY OF FEE COVERAGES. THE CITY HAS RECOGNIZED SOME AREAS WHERE FEE INCREASES ARE NECESSARY TO COVER RELATED COSTS. INCREASED FEES WILL BECOME EFFECTIVE FOLLOWING CITY COUNCIL APPROVAL. STAFF RECOMMENDS APPROVAL.

6. CONSIDER APPROVAL OF ORDINANCE NO. 2023-018 AMENDING THE CITY ZONING MAP BY AMENDING THE EXISTING DESERT COLOR PLANNED DEVELOPMENT RESIDENTIAL (PDR) ZONE ON APPROXIMATELY 1.91 ACRES TO APPROVE NEW CIVIC SPACE INCLUDING A POOL AND PARK IN THE DESERT COLOR DEVELOPMENT WITH CONCEPTUAL SITE PLAN, LANDSCAPE PLANS, MATERIALS, AND ELEVATIONS, LOCATED GENERALLY BETWEEN EMERALD POINT DRIVE, GREEN MOUNTAIN DRIVE, KELLY LANE, AND PEBBLE GLEN LANE TO BE KNOWN AS SAGE HAVEN EMERALD POOL PARK WITH A CONDITION FROM THE PLANNING COMMISSION. CASE NO. 2023-PDA-013

BACKGROUND AND RECOMMENDATION: THE SAGE HAVEN POD OF DESERT COLOR WAS INITIALLY APPROVED BY THE CITY COUNCIL IN THE EARLY PART OF 2021. AS PART OF THAT APPROVAL, THE DEVELOPER SET ASIDE THE NECESSARY CIVIC SPACE REQUIRED IN THE PD-R NG (NEIGHBORHOOD GENERAL) ZONE WHICH INCLUDED THE SUBJECT PROPERTY. THE APPLICANT IS NOW REQUESTING THAT THE SUBJECT PROPERTY BE APPROVED FOR A PARK AND A POOL FOR THE DESERT COLOR RESIDENTS. AT THEIR MEETING HELD ON AUGUST 8, 2023, THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE APPLICATION WITH A 6-0 VOTE.

7. CONSIDER APPROVAL OF ORDINANCE NO. 2023-019 AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM A-20 (AGRICULTURAL, 20-ACRE MINIMUM LOT SIZE) TO A-1 (AGRICULTURAL, 40,000 SQUARE FOOT MINIMUM LOT SIZE) ON APPROXIMATELY 4.25 ACRES LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF 2450 SOUTH STREET AND 3430 EAST STREET FOR THE PURPOSE OF AMENDING AND EXTENDING THE CRIMSON ESTATES FINAL PLAT FOR A PROJECT TO BE KNOWN AS CRIMSON ESTATES 2450 S AND 3500. CASE NO. 2023-ZC-011

BACKGROUND AND RECOMMENDATION: IN MAY OF 2022, THE CRIMSON ESTATES FINAL PLAT WAS RECORDED. THIS FINAL PLAT CONTAINS SEVEN LOTS AND IS LOCATED ON 2450 SOUTH STREET, JUST EAST OF 3430 EAST STREET. A LITTLE LESS THAN A YEAR LATER, IN APRIL OF 2023, A PROPOSAL TO AMEND THIS FINAL PLAT WAS PRESENTED TO THE CITY. THE AMENDMENT TO THE FINAL PLAT WILL ADD 4.25 ACRES TO THIS FINAL PLAT. AT THEIR MEETING HELD ON AUGUST 22, 2023, THE PLANNING COMMISSION HELD A PUBLIC HEARING AND RECOMMENDED APPROVAL.

8. **CONSIDER APPROVAL OF ORDINANCE NO. 2023-020 AMENDING THE DIVARIO DEVELOPMENT AGREEMENT MASTER PLAN (EXHIBIT B TO THE DEVELOPMENT AGREEMENT) IN ORDER TO MODIFY ALLOWED DENSITY FROM MEDIUM DENSITY (UP TO 9 UNITS PER ACRES) TO HIGH DENSITY (UP TO 15 UNITS PER ACRE FOR PLANNING AREA 2 (PA-2), AND TRANSFERRING 127 UNITS FROM PA-13 TO PA-2 (THE SUBJECT PROPERTY) AND AMENDING THE CITY ZONING MAP BY AMENDING THE ZONING ON PA-2 FROM R-1-10 (RESIDENTIAL SINGLE FAMILY) TO PD-R (PLANNED DEVELOPMENT RESIDENTIAL) , LOCATED GENERALLY SOUTHWEST OF THE GAP CANYON PKWY AND 1790 WEST INTERSECTION FOR THE PURPOSE OF ALLOWING A 450 UNIT MULTI-FAMILY DEVELOPMENT TO BE KNOWN AS ALLORA VILLAGE, WITH CONDITIONS FROM PLANNING COMMISSION.**

BACKGROUND AND RECOMMENDATION: THE PROPERTY WAS ANNEXED AS PART OF THE PLANTATIONS LAND IN 1994. IN 2007, A DEVELOPMENT AGREEMENT WAS APPROVED. THE DEVELOPMENT AGREEMENT WAS REVISED AND UPDATED IN 2014 WHICH SETS FOR THE PARAMETERS OF THE DEVELOPMENT AGREEMENT, PLANNING AREAS, ETC. UNDER THE DEVELOPMENT AGREEMENT, PA-2 WAS APPROVED AS A DEVELOPMENT AREA CONSISTING OF 35.96 ACRES WITH DENSITY OF UP TO NINE UNITS PER ACRE (MAXIMUM 324 RESIDENTIAL UNITS). THE APPLICANT, ALONG WITH THE MASTER DEVELOPER IS REQUESTING TO MOVE DENSITY FROM PA-13 TO THE SUBJECT PROPERTY ALLOWING FOR UP TO 450 UNITS ON PA-2. THIS TRANSLATES TO 12.51 UNITS PER ACRE BASED ON 450 UNITS OVER 35.96 ACRES. AT THEIR MEETING HELD ON AUGUST 22, 2023, THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH CONDITIONS.

9. **CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR TONAQUINT HEIGHTS PH.4 & PH.5, A 24-LOT RESIDENTIAL SUBDIVISION LOCATED AT 1450 WEST 2440 SOUTH.**

BACKGROUND AND RECOMMENDATION: THE TONAQUINT HEIGHTS PH.4 & PH.5 IS TWENTY-FOUR (24) LOT PRELIMINARY PLAT. TONAQUINT HEIGHTS GENERAL PLAN AMENDMENT WAS APPROVED BY THE CITY COUNCIL ON MAY 4, 2023. A ZONE CHANGE WAS APPROVED ON JUNE 15, 2023. THE PROPERTY IS 24.517 ACRES AND IS ZONED R-1-20. AT THEIR MEETING ON SEPTEMBER 12, 2023 THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH A VOTE OF 6-0, WITH NO CONDITIONS.

10. APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY.

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




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

Christina Fernandez, City Recorder

Date


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

WAS THIS PAGE HELPFUL?

 [175 East 200 North](#)
St. George, Ut 84770
 [Contact Us](#)
 [435.627.4000](#)

[Mission | Vision | Values](#)
[City Employment](#)
[Area Information](#)
[Relocation Resources](#)

[Forms & Applications](#)
[Notices](#)
[City Codes & Ordinances](#)
[Community Calendar](#)

[Privacy Notice](#)
[Public Login](#) 



© 2022 [City of St. George](#). All Rights Reserved.
[Privacy Notice](#)

