



CITY COUNCIL MEETING AGENDA



THURSDAY, OCTOBER 5, 2023

AGENDA

ATTACHMENTS

2023.10.05 AGENDA PACKET



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

The agenda for the meeting is as follows:

Call to Order

Invocation

Flag Salute

1. Mayor's recognitions and updates.

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a. Recognize Officer Tiffany Mitchell.

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b. Recognize Officers Christopher Lemmon and Joseph Chihocki.

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c. Recognize the Dixie Elks for their donation to the Recreation Center.

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d. Read a Proclamation proclaiming October 23-31 as Red Ribbon Week.

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e. Read a Proclamation proclaiming October as Domestic Violence Awareness Month.

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f. Read a Proclamation proclaiming October as Breast Cancer Awareness Week.

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g. Read a Proclamation proclaiming October as Cybersecurity Awareness Month.

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2. Comments from the public.

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas about the City which the Council may choose to address. Comments pertaining to an agenda item that includes a public hearing or public input should be given as that item is being discussed during the meeting.

Up to ten (10) members of the public will be given a limit of two (2) minutes per person. The Council will not respond to comments or questions but will take the comments under consideration for possible discussion at another time. If there are more than 10 individuals wishing to provide public comment, speakers will be selected by random draw.

Rules for making comments:

1. You must be a resident of the City of St. George.
2. Public input shall not be allowed on any agenda item or pending land use application.
3. Comments should relate to City business.
4. Speakers shall be courteous and show respect. Comments shall not include obscene or profane language, nor contain attacks on any individual.

In order to provide an opportunity for a broader scope of residents to provide public comments, any person selected to provide comments at a meeting will not be able to provide public comments again for three (3) months (once per quarter); however, written comments may be submitted anytime to the City Recorder at 175 East 200 North, St. George, UT 84770 or publiccomments@sgcity.org.

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

3. Consent Calendar.

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A. CONSIDER APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH ALLIANCE CONSULTING FOR THE ENGINEERING OF LIZARD WASH PARK.

BACKGROUND AND RECOMMENDATION: THE 14-ACRE COMMUNITY PARK CONCEPT HAS BEEN CREATED BY PARK PLANNING AND NOW NEEDS TO BE PROFESSIONALLY ENGINEERED, AND CONSTRUCTION DOCUMENTS MADE SO THE PROJECT CAN GO OUT TO BID NEXT FISCAL YEAR. A COMMUNITY OPEN HOUSE WILL BE HELD ON THE 28TH OF THIS MONTH TO GARNER PUBLIC INPUT AND WILL BE INCORPORATED INTO THE DESIGN. STAFF RECOMMENDS APPROVAL.

B. CONSIDER APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH BOWEN COLLINS FOR MILLCREEK SEWER LIFT STATION.

BACKGROUND AND RECOMMENDATION: THE EXISTING SEWER LINE IN THIS LOCATION NEEDS TO BE UPSIZED AND IS NEARING CAPACITY. STAFF BID THE REPLACEMENT OF THE SEWER LINE 2 SEPARATE TIMES AND HAVE BEEN UNABLE TO BRING THE COSTS DOWN TO A REASONABLE LEVEL. THE INSTALLATION OF A SEWER LIFT STATION WITH PRESSURE SEWER LINE IS EXPECTED TO SAVE A SIGNIFICANT AMOUNT OF MONEY. STAFF RECOMMENDS APPROVAL.

C. CONSIDER APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH ALLIANCE CONSULTING FOR TECH RIDGE WATER PROJECTS.

BACKGROUND AND RECOMMENDATION: DESIGN OF A WATER TANK (2) PUMP STATIONS, AND WATERLINES ACROSS THE PROJECT. STAFF RECOMMENDS APPROVAL.

D. CONSIDER APPROVAL OF AN AGREEMENT TO PURCHASE REAL PROPERTY FROM CDHC II, LLC FOR THE EXTENSION OF 1450 EAST ROADWAY.

BACKGROUND AND RECOMMENDATION: THE CITY DESIRES TO ACQUIRE 88 SQUARE FEET OF PROPERTY FOR THE EXTENSION OF 1450 SOUTH ROADWAY LOCATED AT 1450 SOUTH AND THE SOUTHEAST CORNER OF THE DESERT CORAL HEALTH BUILDING PROPERTY. STAFF RECOMMENDS APPROVAL.

E. CONSIDER APPROVAL OF AN AGREEMENT TO PURCHASE REAL PROPERTY FROM SHEFFCO, LLC FOR THE WIDENING OF THE GEORGE WASHINGTON BOULEVARD ROADWAY.

BACKGROUND AND RECOMMENDATION: THE CITY DESIRES TO ACQUIRE .07 ACRES OF PROPERTY FOR THE WIDENING OF GEORGE WASHINGTON BLVD LOCATED AT 1257 EAST GEORGE WASHINGTON BLVD (PARCEL NO. SG-BLDR-2-10). STAFF RECOMMENDS APPROVAL.

F. CONSIDER APPROVAL TO PURCHASE P25 COMPLIANCE 700/800MHZ PUBLIC-SAFETY RADIOS FOR THE FIRE DEPARTMENT PURSUANT TO STATE CONTRACT # AR3841.

BACKGROUND AND RECOMMENDATION: THE FIRE DEPARTMENT IS REQUESTING TO PURCHASE REPLACEMENT HANDHELD AND MOBILE RADIOS THAT ARE NON-COMPLIANT WITH THE NEW P25 SYSTEM. THE STATE OF UTAH IS CURRENTLY IN THE PROCESS OF A COMPLETE UPGRADE TO OUR PUBLIC-SAFETY RADIO SYSTEM WHICH IS APPROACHING 21 YEARS IN USE AND IS BEYOND ITS FUNCTIONAL LIFE SPAN. AS PART OF THIS

UPGRADE NEARLY ALL PUBLIC SAFETY RADIOS IN USE (POLICE, FIRE, AND DISPATCH) WILL BE RENDERED OBSOLETE, REQUIRING A REPLACEMENT OF ALL RADIO EQUIPMENT THAT IS NOT PROJECT 25 (P25) COMPLIANT. IT IS ANTICIPATED THAT THE NEW SYSTEM WILL BE LAUNCHED IN THE SPRING OF 2024. WITH THIS CHANGE TO OCCUR IN THE NEAR FUTURE THE FIRE DEPARTMENT REQUESTS TO PURCHASE REPLACEMENT RADIOS THAT MEET THE NEW P25 RADIO SYSTEM REQUIREMENTS. THIS REQUEST WILL PURCHASE 34 MOBILE RADIOS FOR FIRE APPARATUS AND 133 PORTABLE HANDHELD RADIOS FOR FIRE PERSONNEL. FUNDING FOR THIS ITEM IS INCLUDED IN TONIGHT'S PROPOSED BUDGET AMENDMENT. THE FIRE DEPARTMENT CURRENTLY HAS 32 PORTABLE HAND HELD RADIOS AND 4 MOBILE RADIOS THAT ARE COMPLIANT WITH THE P25 SYSTEM. THE FIRE DEPARTMENT HAS APPLIED FOR A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ASSISTANCE TO FIREFIGHTERS GRANT (AFG) THE PAST TWO YEARS TO ASSIST IN THE FUNDING FOR THIS PURCHASE, HOWEVER WE HAVE NOT BEEN AWARDED THE GRANT FUNDING. THE MAJORITY OF THE RADIOS IN SERVICE WITH THE FIRE DEPARTMENT ARE OVER 12 YEARS OLD AND WERE PURCHASED THROUGH A GRANT WHEN THE 800MHZ RADIO SYSTEM WAS PLACED IN SERVICE IN THE SOUTHWEST AREA OF THE STATE. STAFF RECOMMENDS APPROVAL SUBJECT TO APPROVAL OF THE BUDGET OPENING.

- G. **CONSIDER APPROVAL OF THE MINUTES FROM THE MEETINGS HELD ON AUGUST 31, 2023 (WORK); AUGUST 31, 2023 (REGULAR); SEPTEMBER 14, 2023; SEPTEMBER 19, 2023; SEPTEMBER 21, 2023 (WORK); SEPTEMBER 21, 2023 (REGULAR); AND SEPTEMBER 28, 2023.**

4. **CONSIDER APPROVAL OF A \$2,000 SPONSORSHIP TO THE BOYS AND GIRLS CLUB OF SOUTHERN UTAH FOR THEIR FIRST ANNUAL GOLF TOURNAMENT FUNDRAISER**

BACKGROUND AND RECOMMENDATION: THE BOYS & GIRLS CLUB IS NOW ENTERING ITS SECOND YEAR OF OPERATIONS IN ST GEORGE, PROVIDING A SAFE PLACE FOR KIDS WITH NOWHERE TO GO AFTER SCHOOL. THE BOYS AND GIRLS CLUB PROVIDES ACADEMIC SUPPORT, ENRICHMENT ACTIVITIES, HANDS-ON STEM EXPERIENCES, TEACH DIGITAL SAFETY & RESPONSIBILITY, AND EVEN FEED THE KIDS A DELICIOUS MEAL & SNACKS EVERY DAY! THESE PROGRAMS ARE CURRENTLY OFFERED AT 8 SCHOOLS IN ST GEORGE AT NO COST TO THE KIDS OR THEIR FAMILIES. THIS PROGRAM HAS BEEN SO SUCCESSFUL THERE IS NOW A WAITING LIST OF

KIDS TO JOIN. THE BOYS AND GIRLS CLUB IS HOLDING ITS FIRST EVER BOYS & GIRLS CLUB OF SOUTHERN UTAH GOLF TOURNAMENT TO RAISE FUNDS TO SUPPORT THIS VERY SUCCESSFUL PROGRAM IN OUR SCHOOLS AND IS REQUESTING SPONSORSHIP FROM THE CITY OF \$2,000. STAFF RECOMMENDS APPROVAL.

5. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION NO. 2023-012R TO REVIEW AND APPROVE AMENDMENTS TO THE FISCAL YEAR 2023-24 BUDGET.

BACKGROUND AND RECOMMENDATION: STATE STATUTE REQUIRES A PUBLIC HEARING WHEN CHANGES ARE REQUESTED TO THE CITY'S BUDGET. STAFF TYPICALLY BRING BUDGET OPENINGS FORWARD TO THE CITY COUNCIL FOR CONSIDERATION ON A QUARTERLY BASIS BASED ON CHANGES THAT OCCUR DURING THE FISCAL YEAR. STAFF RECOMMENDS TAKING PUBLIC COMMENT AND APPROVAL OF THE RESOLUTION.

6. CONSIDER APPROVAL OF ORDINANCE NO. 2023-021 AMENDING CITY CODE REGARDING CAMPING IN PUBLIC PLACES.

BACKGROUND AND RECOMMENDATION: THE CITY COUNCIL HELD TWO WORK MEETINGS TO DISCUSS CAMPING IN PUBLIC SPACES. THE ORDINANCE ADDRESSES CONCERNS THAT LAW ENFORCEMENT HAS SEEN OVER THE PAST SEVERAL YEARS AND WILL GIVE THEM THE TOOLS NECESSARY TO ADDRESS THESE CONCERNS. STAFF RECOMMENDS APPROVAL.

7. CONSIDER APPROVAL OF ORDINANCE NO. 2023-022 AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM R-1-10 (SINGLE FAMILY 10,000 SQUARE FOOT MINIMUM LOT SIZE) TO R-3 (MULTIPLE FAMILY RESIDENTIAL) ON APPROXIMATELY 0.29 ACRES GENERALLY LOCATED AT 151 SIR MONTE DRIVE FOR THE PURPOSE OF CREATING CONSISTENT ZONING ON THIS SPLIT-ZONED PARCEL. CASE NO. 2023-ZC-012

BACKGROUND AND RECOMMENDATION: IT IS UNCLEAR HOW THE PARCEL WAS DESIGNATED AS TWO DIFFERENT ZONES. THE MULTIFAMILY DEVELOPMENT TO THE NORTH, SOUTHGATE TOWNHOMES, WRAPS AROUND THIS

PARCEL ON THE SOUTH AND EAST SIDES. THE TOWNHOMES ARE ZONED R-3, BUT THE AREA THAT WRAPS AROUND THIS PARCEL IS ZONED R-1-10. THE APPLICANT IS NOT PROPOSING ANY DEVELOPMENT AT THIS TIME. THEY ARE ASKING TO HAVE ONE ZONE DESIGNATION ON THEIR LOT. THIS LOCATION IS WITHIN THE HILLSIDE OVERLAY ZONE. AND WHEN DEVELOPMENT IS PROPOSED, THE PROPERTY WILL NEED TO GO THROUGH THE HILLSIDE DEVELOPMENT APPROVAL PROCESS BEFORE ANY DEVELOPMENT CAN OCCUR. AT THEIR MEETING HELD ON SEPTEMBER 12, 2023, THE PLANNING COMMISSION HELD A PUBLIC HEARING AND RECOMMENDED APPROVAL OF THIS ZONE CHANGE WITH A 4-2 VOTE.

8. CONSIDER APPROVAL OF ORDINANCE NO. 2023-023 AMENDING AN APPROVED PD-C (PLANNED DEVELOPMENT COMMERCIAL) ON APPROXIMATELY 1.36 ACRES, LOCATED AT APPROXIMATELY 2700 EAST MALL DRIVE FOR THE PURPOSE OF ADDING A 10,000 SQUARE FOOT RETAIL BUILDING FOR A PROJECT TO BE KNOWN AS WALGREENS, AND AMENDING THE USE LIST ON THE LARGER 5.17 ACRE, LOT 5 OF FIELDS AT MALL DRIVE PHASE 2, WITH CONDITIONS FROM THE PLANNING COMMISSION. CASE NO. 2023-PDA-014

BACKGROUND AND RECOMMENDATION: THIS LOCATION IS IN THE FIELDS AT MALL DRIVE PHASE 2 COMMERCIAL PLANNED DEVELOPMENT (PD-C). PHASE 2 OF THE FIELDS AT MALL DRIVE PD-C WAS ORIGINALLY APPROVED ON MARCH 2, 2017, WHEN IT WAS REZONED. AT THEIR MEETING HELD ON SEPTEMBER 12, 2023, THE PLANNING COMMISSION HELD A PUBLIC HEARING AND UNANIMOUSLY RECOMMEND APPROVAL OF THE PD AMENDMENT WITH CONDITIONS.

9. CONSIDER APPROVAL OF ORDINANCE NO. 2023-024 AMENDING AN APPROVED PD-R (PLANNED DEVELOPMENT RESIDENTIAL) ON APPROXIMATELY 10.01 ACRES LOCATED AT 800 WEST TONAQUINT DRIVE FOR THE PURPOSE OF DEVELOPING 89 TOWNHOMES FOR A PROJECT TO BE KNOWN AS TONAQUINT TOWNHOMES. CASE NO. 2023-PDA-006.

BACKGROUND AND RECOMMENDATION: JOSHUA'S AT SOUTHGATE PHASE 3 (PROPOSED TONAQUINT TOWNHOMES) OF THE JOSHUA'S AT SOUTHGATE WAS PRESENTED AND REZONED AS A PD-R (PLANNED DEVELOPMENT RESIDENTIAL) ON JANUARY 18TH, 2001. PHASE 3 (TONAQUINT TOWNHOMES) WAS APPROVED

WITH 53 PATIO HOMES. ON MAY 10, 2016, PHASE 3 OF JOSHUA'S WAS BROUGHT BEFORE THE PLANNING COMMISSION AND ON JUNE 2, 2016, TO THE CITY COUNCIL TO CONSIDER 20 TOWNHOME UNITS AND 43 SINGLE FAMILY PATIO HOMES AS WELL AS A REQUEST TO ALLOW SHORT TERM RENTALS ON THE PROPERTY. THE APPLICATION DID NOT PASS. AT THEIR MEETING HELD ON SEPTEMBER 12, 2023, THE PLANNING COMMISSION HELD A PUBLIC HEARING ON THE REQUEST AND VOTED 6-0 IN FAVOR OF THE AMENDMENT WITH NO CONDITIONS.

10. CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR THE TONAQUINT TOWNHOMES, AN 8-UNIT TOWNHOME PROJECT LOCATED 800 WEST TONAQUINT DRIVE. CASE NO. 2023-PP-014.

BACKGROUND AND RECOMMENDATION: THE PROPOSED PHASE 3 OF THE JOSHUA'S AT SOUTHGATE WAS ORIGINALLY APPROVED WITH 53 PATIO HOMES ON JANUARY 18TH, 2001. THE TONAQUINT TOWNHOMES PLAT IS PROPOSED WITH 89 TOWNHOME UNITS. AT THEIR MEETING HELD ON SEPTEMBER 12, 2023, THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE APPLICATION WITH A 6-0 VOTE AND NO CONDITIONS.

11. CONSIDER APPROVAL OF ORDINANCE NO. 2023-025 AMENDING THE EXISTING GRAND VIEW PLANNED DEVELOPMENT RESIDENTIAL (PD-R) ZONE ON APPROXIMATELY 20.61 ACRES TO AMEND THE APPROVED GRAND VIEW TOWNHOMES WITH CONCEPTUAL SITE PLAN, LANDSCAPE PLANS, MATERIALS, AND ELEVATIONS, LOCATED GENERALLY BETWEEN CANYON VIEW DRIVE AND SKYROCKET ROAD WEST OF DIXIE DRIVE TO BE KNOWN AS GRAND VIEW TOWNHOMES WITH CONDITIONS FROM THE PLANNING COMMISSION. CASE NO. 2023-PDA-016

BACKGROUND AND RECOMMENDATION: THE PROPERTY HAS GONE THROUGH SEVERAL APPLICATIONS INCLUDING A GENERAL PLAN AMENDMENT, PD APPROVAL, AND THE LATEST BEING A PD AMENDMENT IN APRIL OF 2022 WHICH GRANTED APPROVAL OF THE GRAND VIEW TOWNHOMES. THE APPLICANT IS NOW SEEKING AN AMENDMENT TO THE APPROVED PLANS WHICH REQUIRES A PD AMENDMENT. AT THEIR MEETING HELD ON SEPTEMBER 12, 2023, THE PLANNING COMMISSION HELD A PUBLIC HEARING ON THE REQUEST AND VOTED 6-0 IN FAVOR OF THE AMENDMENT WITH CONDITIONS.

12. **CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR THE GRAND VIEW TOWNHOMES, A 112-UNIT TOWNHOME PROJECT LOCATED GENERALLY BETWEEN CANYON VIEW DRIVE AND SKYROCKET ROAD JUST WEST OF DIXIE DRIVE. CASE NO. 2023-PP-029**

BACKGROUND AND RECOMMENDATION: THIS PLAT WAS ORIGINALLY APPROVED IN 2022. THE APPLICANT IS PROPOSING SOME CHANGES TO THE APPROVED SITE AND IS ASKING FOR AN AMENDMENT TO THE PRELIMINARY PLAT. AT THEIR MEETING HELD ON SEPTEMBER 12, 2023, THE PLANNING COMMISSION HEARD THE REQUEST RECOMMENDED APPROVAL OF THE APPLICATION WITH A 6-0 VOTE WITHOUT CONDITIONS.

13. **APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY.**

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




15. **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?

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