

**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, May 2, 2024, 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. Read a proclamation proclaiming May as Mental Health Month.**
  - b. Read a proclamation proclaiming May 11, 2024, as St. George Exchange Club's 50<sup>th</sup> Anniversary.**
  - c. Recognize volunteers from Historic St. George Live.**
  - d. Recognize Tyler Young.**
  - e. Recognize Assistant City Attorney Alicia Carlton for privacy award received by the City.**
- 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](mailto:publiccomments@sgcity.org).

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

**3. Consent Calendar.**

**a. Consider approval of an agreement to purchase real property from Red Rock Cove LLC for the construction of North Industrial Park Detention Basin.**

BACKGROUND and RECOMMENDATION: St. George desires to acquire 0.283 acres from Red Rock Cove LLC at 851 Redrock Rd. The purchase amount is from an appraisal that was completed for the acquisition. Staff recommends approval.

**b. Consider approval to award a bid to JP Excavating, Inc. for the North Industrial Park Debris Basin Project.**

BACKGROUND and RECOMMENDATION: This project includes the construction of a new approximately 45 acre-ft debris basin located in the St. George industrial park area. The project generally includes excavation, processing material, concrete principle and auxiliary spillways, piping, and erosion protection. The city received six bids. Staff recommends approval.

**c. Consider approval of a Grant Award from Operation Underground Railroad (OUR) for \$8,144.**

BACKGROUND and RECOMMENDATION: The St George Police Department needs a way to safely work with electronic data, computers, cellphones, etc. without compromising the digital evidence. While researching options, a product known as a "Block Box" was identified as a solution to our investigative needs. The device is used to prohibit cell, Wi-Fi, or other electronic access to digital evidence and destroy/delete it before investigators can retrieve the needed data from a recovered evidence item. The device is self-contained in the police department and simply blocks signals to already recovered digital evidence devices. In an effort to identify a funding source, the police department has received a one-time grant from OUR, which will fund this project 100%. We are asking for approval of the MOU between the St George Police Department and OUR, which will open this funding source. Staff recommends approval.

**d. Consider approval to award bid to Ground Worx Corp for the Reuse Center Crushing Project.**

BACKGROUND and RECOMMENDATION: The City has stockpiled approximately 10,000 tons of asphalt and concrete chunks that will be crushed into rock aggregate material that can be used on city projects. Only one bid was received. Staff recommends awarding the bid to Ground Worx Corporation for \$100,085. This amount is \$20,687 lower than the original bid. Since there was only one bidder, the city code allowed the amount to be negotiated lower. Staff recommends approval.

**e. Consider the approval of Grant Offer AIP 3-49-0060-046-2024 for the Construct Apron (South General Aviation Apron-Phase 2).**

BACKGROUND and RECOMMENDATION: This project will consist of constructing a new aircraft parking apron and a new taxiway connector from Taxiway A to the apron. The apron will be 800-feet long by 500-feet wide. The existing vehicle service road will be realigned on the south side of the new apron. The apron and taxiway will provide airside parking and infrastructure for an FBO development. Staff recommends approval. The project is complete, and this grant is a reimbursement from BIL grant for the work done.

**f. Consider approval of a Line Extension Agreement with Dixie Power for the installation of street lighting on 3000 East.**

Dixie Power requires that customers (St. George) execute a line agreement before completing work along 3000 East necessary to install needed street lighting. Staff recommends approval.

**g. Consider approval of Amendment No. 3 to the Master Service Agreement between City of St. George and Paymentus.**

BACKGROUND and RECOMMENDATION: This amendment renews the original agreement between the City and Paymentus through May 12, 2028. Staff recommends approval.

**h. Consider approval to award a bid to WRX Contracting for the construction of portions of the Halfway Wash Trail (North).**

BACKGROUND and RECOMMENDATION: This portion of the trail will connect the Snow Canyon Parkway trail to the Red Cliffs Desert Reserve. Staff met with residents of the Paradise Canyon community in the area and addressed concerns regarding the trail proximity to residents, the private roads etc. Adjustments were made to the trail alignment based on resident feedback and a bridge was added to the project. This keeps the trail within City property, gives residents more of a buffer and provides a better trail experience. Staff recommends awarding the bid to WRX Contracting in the amount of \$396,228.70. Staff recommends approval.

**i. Consider approval of the minutes from the meetings held on April 4, 2024, and April 11, 2024.**

**4. Public hearing and consideration of Ordinance No. 2024-021 to vacate a portion of a flood control easement located at the rear of Lots 33 and 34, River Bend Estates at Sunbrook.**

BACKGROUND and RECOMMENDATION: Doc. No's. 983381, 983382, and 983383 were recorded on November 7, 2005. River Bend Estates at Sunbrook was approved by the Land Use Authority on the 15th day of June 2023 and recorded on the 16th day of June 2023. The Flood Control Authority recommends approval.

**5. Public hearing and consideration of Ordinance No. 2024-022 vacating a portion of a municipal utility easement located between Lots 123 and 124 of the Cecita Crest at Divario Phase 3.**

BACKGROUND and RECOMMENDATION: This subdivision plat was approved by the Land Use Authority on the 14th day of November 2023. This subdivision plat was recorded in the Office of the Washington County Recorder's Office on the 29th day of November 2023.



6. **Public hearing and consideration of Ordinance No. 2024-023 vacating a public utility easement located on west lot line of Lot 1, Morwood Subdivision.**

BACKGROUND and RECOMMENDATION: The final plat was approved by the City Council on the 4th day of August 1994. The final plat was recorded on the 15th day of November 1994. JUC recommends approval.

7. **Public hearing and consideration of Ordinance No. 2024-024 vacating a portion of a municipal utility easement located between Lots 13 and 14 of the Banded Ridge Subdivision.**

BACKGROUND and RECOMMENDATION: The Land Use Authority approved this final subdivision plat on the 27th day of August 2021. The final subdivision plat was recorded in the Washington County Recorder's Office on the 31st day of August 2021. JUC recommends approval with the condition that one of the water meter sets is removed and one of the sewer laterals is capped.

8. **Submission and filing of the FY 2024-25 City Manager Recommended Budget with the City Council (Discussion only).**

BACKGROUND and RECOMMENDATION: State Law requires the recommended budget to be presented to the Mayor & City Council on or before the first regular meeting in May of each year and to adopt the final budget on or before June 30th of each year. Tonight's item will be for the submission and filing of the FY 2024-25 City Manager Recommended Budget with the City Council. Staff will present a resolution to accept and tentatively adopt the FY 2024-25 City Manager Recommended Budget and to set the public hearing dates during the May 23rd City Council Meeting. This year's budget work meeting with the Mayor and City Council is planned to be held on May 16th. The tentative adoption of the FY 2025 budget and setting the public hearing dates is planned for May 23rd. The Budget Town Hall meeting is planned to be held on June 4th. This year's public hearings on the recommended budget are proposed to be held during the regularly scheduled City Council meetings on Thursday, June 6, 2024, and Thursday, June 16, 2024. Adoption of the final FY 2025 Budget is planned for during the June 16th City Council meeting. A copy of the budget will be available for public review following tonight's City Council meeting on the City's website at [www.sgcityutah.gov](http://www.sgcityutah.gov) and at City Hall in the City Recorder's Office. Tonight's item requires no action from the City Council.

9. **Consider approval of Ordinance no. 2024-025 changing the general plan land-use map from LDR (Low Density Residential) and OS (Open Space) to COM (Commercial) on approximately 7.13 acres. Case No. 2024-GPA-005.**

BACKGROUND and RECOMMENDATION: The property is zoned R-1-8 (Single Family Residential, minimum lot size 8,000 sf), RE 37.5 (Residential Estates 37,500 sq. ft. minimum lot size), C-2 (Commercial) & OS (Open Space). This application is to change the General Plan from LDR (Low Density Residential) & OS (Open Space) to COM (Commercial) for development in the future with the Commercial designation. The Planning Commission held a public hearing on this proposal on April 9, 2024, and recommended approval to the City Council with a vote of 5-0 and the condition that the southernmost portion of the proposal stay open space.

10. **Consider approval of Ordinance No. 2024-026 changing the general plan land-use map from RES (Residential), OS(Open Space), FP (Floodplain) and PK (Park) to COM (Commercial) and OS (Open Space). on approximately 115 acres. Case No. 2024-GPA-007.**

BACKGROUND and RECOMMENDATION: This General Plan Amendment is for land generally located southeast off exit 7 along Southern Parkway and northeast of Airport Road. The property is zoned CRM (Commercial Residential Mixed Use) and PD-R (Planned Development Residential). This application is to change the General Plan from RES (Residential), OS (Open Space), FP (Flood Plain) and PK (Park) to COM (Commercial) and OS (Open Space). The Planning Commission held a public hearing on April 9, 2024, and recommended approval to the City Council with a vote of 6-0 and no conditions.

- 11. Consider approval of a Hillside Development permit to allow disturbance in over 20% slope areas. This application is a request to move dirt from the approved Rosewood Townhomes site to the Riverstone site. Case No. 2023-HS-009.**

BACKGROUND and RECOMMENDATION: On August 23, 2023, the Hillside committee met on site for the hillside review. The applicant is proposing to move about 120,000 yards of dirt from the approved Rosewood Townhomes which is just south of the proposed location. The hillside committee met onsite and recommended approval of the proposal to move the dirt to this site. One of the discussion items was how to make the dirt blend into the site. The applicant and committee discussed the idea of tiering the dirt. The applicant said that none of the dirt would go above any of the existing mesas on the site. The Hillside committee recommended approval of the transfer of the dirt. The Planning Commission reviewed this on April 9, 2024, and recommended approval to the City Council with the condition that the applicant works with city staff on the long-term maintenance and the aesthetic appearance of the property once the work has been completed so that there is no scarring left.

- 12. Consider approval of Resolution No. 2024-009R to add the street name of Breckenridge Drive to the already numbered street of 3850 East Street located on the north side of 2450 South Street and north to the municipal boundary line.**

BACKGROUND and RECOMMENDATION: The final subdivision plat for Breckenridge Estates Phase 2 was approved by the Land Use Authority on the 19th day of December 2022 and recorded on the 29th day of December 2022, in which the street name of 3850 East Street given. Seeing there are no policy restrictions, staff recommends approval.

- 13. Consider approval of Resolution No. 2024-010R entering into Interlocal Agreement with Dixie Technical College to install signs on City light poles.**

BACKGROUND and RECOMMENDATION: This item was discussed at the February 8, 2024, City Council work meeting where Dixie Technical College proposed the sign design and plan. Staff recommends approval.

- 14. Consider approval of Resolution No. 2024-011R authorizing the Mayor to sign an Interlocal Cooperative Agreement with the City of Santa Clara which is offering to provide warehousing services and analytics.**

BACKGROUND and RECOMMENDATION: St. George needs certain data warehousing services for the Consolidated Dispatch Center, as well as business intelligence and analytics to be performed on data from the Center, to better serve the residents who benefit from the various public safety services provided in the area and Santa Clara is in a position to provide the services required for the Center. Staff recommends approval of the resolution.

**15. Consider approval of Resolution No. 2024-012R approving the 2023 Municipal Wastewater Planning Program report.**

BACKGROUND and RECOMMENDATION: The Utah Department of Environmental Quality, Division of Water Quality requires municipalities with Publicly Owned Treatment Works (POTW) to conduct an annual survey and evaluation of their wastewater collections and treatment facilities. The Municipal Wastewater Planning Program (MWPP) survey is required to be adopted by the City Council by resolution. Staff recommends approval of the resolution.

**16. Consider approval of Ordinance No. 2024-027 amending Title 7 Chapter 5 Section 10 of the city code to allow for polyurethane casket vaults in City cemeteries.**

BACKGROUND and RECOMMENDATION: The City Code currently only allows for concrete casket vaults. To allow for polyurethane vaults, the City Code needs to be amended. Staff recommends approval of the ordinance.

**17. Consider approval of Ordinance No. 2024-028 enacting Title 6 Chapter 6 Sections 1 through 6 of the City Code authorizing golf cart usage within the City.**

BACKGROUND and RECOMMENDATION: The City Council may, by ordinance, allow a person to operate a golf cart on specified roads within City limits as ordained by Utah Code Annotated §41-6a-1510. Because many people already use golf carts within the City, this ordinance will establish where golf carts may be driven, will add definitions, will impose restrictions, will establish penalties, and will require a fine for any violation of this ordinance. Staff recommends approval.

**18. Consider approval of Ordinance No. 2024-029 amending the administrative appeals processes.**

BACKGROUND and RECOMMENDATION: There are inconsistencies within the City Code regarding the appeals process and this is an attempt to clean up the process and make it uniform. Staff recommends approval.

**19. Appointments to Boards and Commissions of the City.**

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

**21. 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.**

  
Brenda Hatch, 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.