

**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, June 13, 2024, commencing at 4:00 p.m.

The agenda for the meeting is as follows:

- 1. Update from Alissa Urzi with Victim Services.**
- 2. Discussion regarding the St. George Animal Shelter.**
- 3. 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.**
- 4. 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, June 13, 2023 commencing at approximately 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

- 1. Consent Calendar.**
 - a. Consider approval of an Agreement with Peak Transit for a GPS Bus Tracking, Automated Passenger Counting, and Customer Service Mobile Ticketing App services.**

BACKGROUND and RECOMMENDATION: The City requested proposals from qualified contractors/vendor for services including GPS bus tracking, automated passenger counting, and customer service mobile ticketing software. Three proposals were received with one of those only providing services for the GPS bus tracking. The GPS bus tracking service, which also includes audible bus stop announcements, and the automated passenger counting service are two categories that help the service comply with federal guidelines. The customer service ticketing app is targeted to provide a way for riders to purchase a tickets for the Zion Route service, but also will be used to purchase bus fares on the rest of the main transit system. The proposals were analyzed and compared for the services being provided, costs of equipment, and annual fees. It is recommended to enter into an agreement with Peak Transit to provide services as follows: 1) GPS Bus Tracking: Equipment & Hardware - \$115,950, Annual Subscription - \$19,650; 2) Automatic Passenger Counting: Equipment & Hardware - \$75,750, Annual Subscription - \$1,800; and 3) Customer Service Mobile Ticketing App: Setup & Deployment - \$11,328, Annual Subscription - \$11,484. It is anticipated that the annual subscription would be continued for the next three years with options to renew the subscription annually.

b. Consider approval of the 8th Amendment to the Jviation Agreement dated September 23, 2021.

BACKGROUND and RECOMMENDATION: This project is for AIP Project No. 3-49-0060-048-2024 Reconstruct Taxiway A and A2 - Design. An application for this project has been submitted. This grant has not yet been received. Staff recommends approval.

c. Consider approval of the minutes from the meetings held on April 25, 2024; May 2, 2024; May 9, 2024; May 16, 2024 (work meeting); May 16, 2024 (regular meeting); May 23, 2024 (work meeting); and May 23, 2024 (regular meeting).

2. Public hearing to receive input on the Fiscal Year 2024-25 Budget.

BACKGROUND and RECOMMENDATION: State Law requires the City to hold a public hearing to receive citizen input prior to final adoption of the budget which must occur before June 30th each year. This year the City will hold two public hearings to gather citizen input on the FY 2024-25 Budget. Tonight's item will be this year's first public hearing with the second public hearing planned to be held on June 20, 2024. Final adoption of the FY 2024-25 Budget is planned for on June 20, 2024 following the second public hearing. A copy of the FY 2024-25 Budget was presented to the City Council during the May 2nd City Council meeting and has been publicly available on the city's website and in the City Recorder's Office since that time. Staff recommends holding a public hearing to receive input on the Fiscal Year 2024-25 Budget.

3. Public hearing and consideration of Ordinance No. 2024-030 vacating a portion of 250 West Street located between approximately 850 South and 900 South Street.

BACKGROUND and RECOMMENDATION: This roadway was dedicated to the City as a public street with the recordation of the 1948 Addition to Worthen Subdivision. The Joint Utilities Commission recommended approval.

4. **Public hearing and consideration of Ordinance No. 2024-031 vacating a portion of a public utility and drainage easement located along the northwesterly lot line of Lot 38, Anasazi Ridge at Entrada Phase 3.**

BACKGROUND and RECOMMENDATION: The subdivision plat for Lot 38, Anasazi Ridge at Entrada Phase 3 was approved by City Council on the 20th day of January, 2011 and recorded in the Office of the Washington County Recorder's Office on the 10th day of February, 2011. The Joint Utilities Commission recommended approval.

5. **Public hearing and consideration of Ordinance No. 2024-032 vacating a portion of a public utility easement located west of Lot 1, Morwood Subdivision.**

BACKGROUND and RECOMMENDATION: This subdivision plat was approved by City Council on the 4th day of August 1994 and recorded in the Office of the Washington County Recorder on the 15th day of November 1994. The parcel number is SG-6-2-23-1128. The Joint Utilities Commission recommended approval.

6. **Consider approval of Ordinance No. 2024-033 amending the prohibited use of ignition sources/fireworks map.**

BACKGROUND and RECOMMENDATION: The Fire Department has identified areas around the City which are susceptible to fire hazards. Those areas have been mapped and are hereby submitted to the Council for restriction of fireworks and other ignition sources. The map also identifies public parks that are approved for personal firework use. Staff recommends approval of the ordinance approving the updated map.

7. **Consider approval of Resolution No. 2024-018R authorizing a Tax Certificate and Agreement for UAMPS' Firm Power Supply Project and related matters.**

BACKGROUND and RECOMMENDATION: The City of St. George is participating in two solar projects with UAMPS, Red Mesa & Steel Solar, which now have the opportunity to receive a reduction in energy costs with a prepay agreement. UAMPS, in collaboration with the Southeast Energy Authority and J. Aron & Company, is leveraging tax-exempt bonds to prepay for electricity, resulting in energy cost savings for their members over a 30-year term. These prepay transactions exploit the cost differential between the tax-exempt issuer's funds and the taxable supplier's funds, resulting in an initial energy discount of at least 8%. UAMPS will assign its existing electricity purchase agreements into this prepay arrangement, ensuring that the discounted energy serves their members' retail customers. UAMPS has already integrated the Nebo Power Plant agreement and seeks to include additional PPAs, including the above-mentioned solar projects, allowing operational flexibility.

8. **Consider approval of Ordinance No. 2024-034 amending the city zoning map by amending the zone from A-20 (Agriculture, 20 acres per lot) and A-1 (Agriculture, 1 acre per lot) to PD-R (Planned Development Residential) on approximately 64.83 acres generally located east of Little Valley Road, between 2450 South and Seegmiller Drive, with conditions from Planning Commission. (Case No 2024-ZC-001)**

BACKGROUND and RECOMMENDATION: The applicant is proposing PD-R (Planned Development Residential) zoning for the purpose of allowing a 262-unit single-family development to be known as Suniva. The subject property is currently zoned A-20 and A-1, both of which are agricultural zoning designations. Over the years, portions of the property have been used to raise crops and portions have been grazed by animals and it has been used for general agricultural activities. The applicant now desires to

construct 262 homes on the property. The Planning Commission held a public hearing on May 14, 2024 to receive input on the proposed subdivision. A single comment was made at the meeting. The Planning Commission forwarded a positive recommendation to the City Council with a 7-0 vote.

9. Consider approval of Ordinance No. 2024-035 amending Title 10-10-1, Airport Vicinity Zones, of the City Code, to add various permitted uses associated with movie studios to the C-RM (Mixed-use Commercial) and the ASBP (Airport Supporting Business Park) zones. (Case No. 2024-ZRA-009)

BACKGROUND and RECOMMENDATION: In 2024 (Case No. 2024-GPA-007) the City Council reviewed a General Plan Amendment for the Territory Studios and approved a Commercial area on 115 acres. This area is part of the Desert Canyons Master Plan. The applicant is requesting that the proposed uses be added to the C-RM (Mixed Use Commercial) and ASBP (Airport Supporting Business Park) use table under airport vicinity zones. The Planning Commission forwarded a positive recommendation to the City Council with a 7-0 vote.

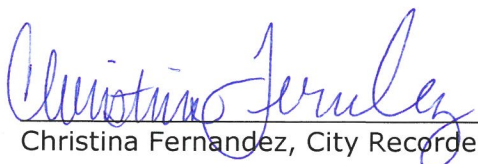
10. Consider approval of Ordinance No. 2024-036' amending the city zoning map from PD-R (Planned Development Residential) to C-RM (Mixed Use Commercial) on approximately 50.8 acres generally located southeast off exit 7 along Southern Parkway and northeast of Airport Road, with conditions from Planning Commission. (Case No. 2024-ZC-002)

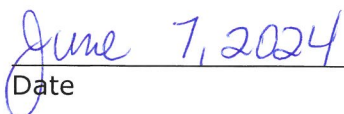
BACKGROUND and RECOMMENDATION: In 2024 (Case No. 2024-GPA-007) the City Council reviewed a General Plan Amendment for the Territory Studios and approved a Commercial area on 115 acres. This is the next step for the Territory Studios property to rezone a portion currently zoned PD-R (Planned Development Residential) to the C-RM (Commercial Mixed Use). The applicant is proposing to zone change a portion of the proposed larger project site from PD-R (Planned Development Residential) to C-RM (Mixed Use Commercial). There is 50.8 acres of the overall 115 acres in the project that is proposed to be rezoned. With the rezone the entire project area will be zoned with the C-RM (Mixed Use Commercial) designation. The rezone is in anticipation of movie studio facility to be developed. The Planning Commission forwarded a positive recommendation to the City Council with a 7-0 vote

11. Appointments to Boards and Commissions of the City.

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

13. 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.

Presentation of the Needs Assessment Study

June 13, 2024

DRAFT 6-12-24



Shelter Planners of America, Copyright ©
Comm. No. 1311



Agenda

- **Introduction**
- **Animal Shelter Design Goals**
- **Findings of Needs Assessment Study**
- **Questions**

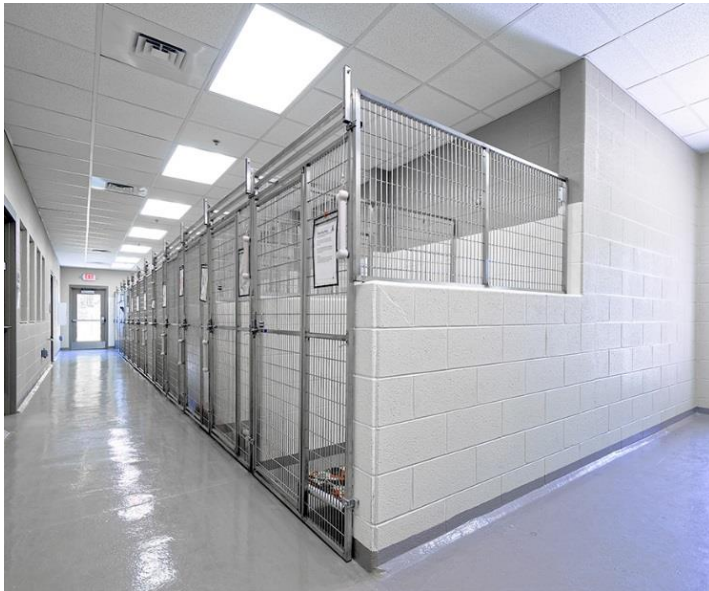


- Most experienced animal care facility design firm in the nation
- Over 30 Years of Experience - Nationwide
- Experience with more than 750 animal care facility groups
- Only firm with actual animal care facility operation experience



Shelter Design Goals

1. Our goal is to create your facility utilizing the best practices in humane animal care.
2. Reduce stress in animals through better separation and flow, sound proofing, comfortable kennels and cages and natural light.



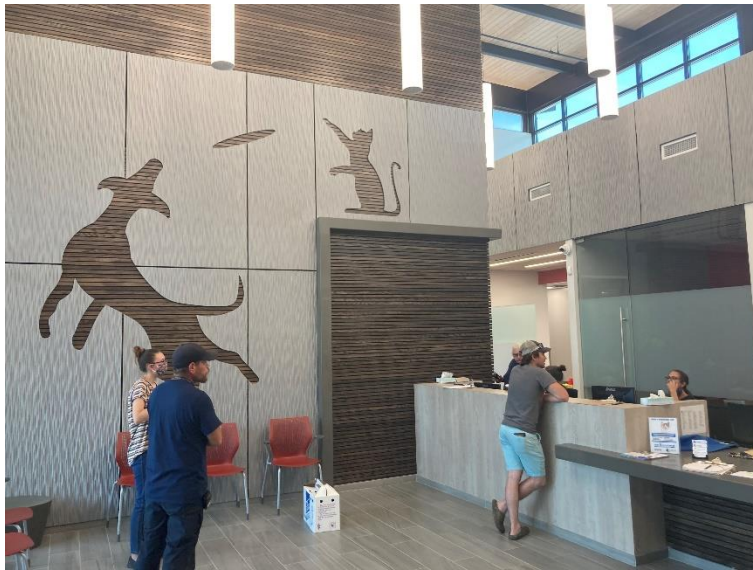
Shelter Design Goals

3. Prevent disease by having medical isolation and quarantine areas, enhanced HVAC systems, proper drainage, high quality cleaning equipment and quality laundry and grooming facilities.



Shelter Design Goals

4. Create a warm and welcoming facility for the public to visit with good sound proofing, natural light, color, odor control, private get-acquainted rooms, landscaping.



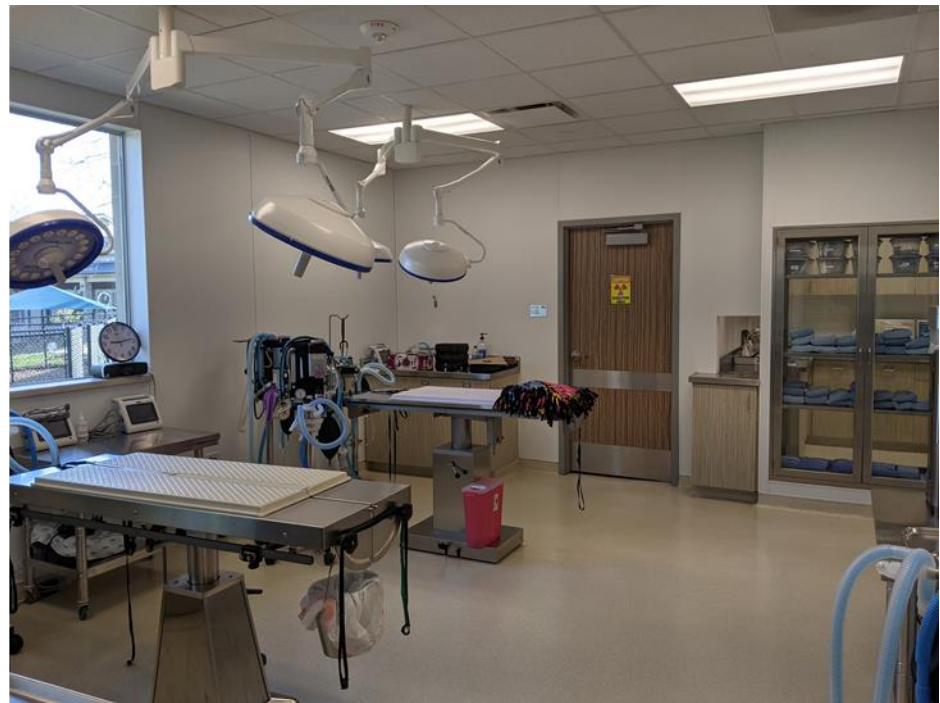
Shelter Design Goals

5. Allow more opportunities for socialization between people and animals through animal Get Acquainted rooms, outdoor walks, cat condos, and community cat rooms.



Shelter Design Goals

6. Focus on education and prevention through an environment filled with useful information, an education and training center for humane education, and spay/neuter program.



Shelter Design Goals

7. Create a pleasant and effective workspace for staff with sufficient office space and storage, adoption interview rooms, employee break room, proper flow, easy to clean, etc.



Needs Assessment Study

- 1. Purpose and Scope of Study***
- 2. Evaluation of Existing Facility***
- 3. People and Animal Levels***
- 4. Building Space Program***
- 5. Site Considerations***
- 6. Recommended Features***
- 7. Opinion of Probable Cost***

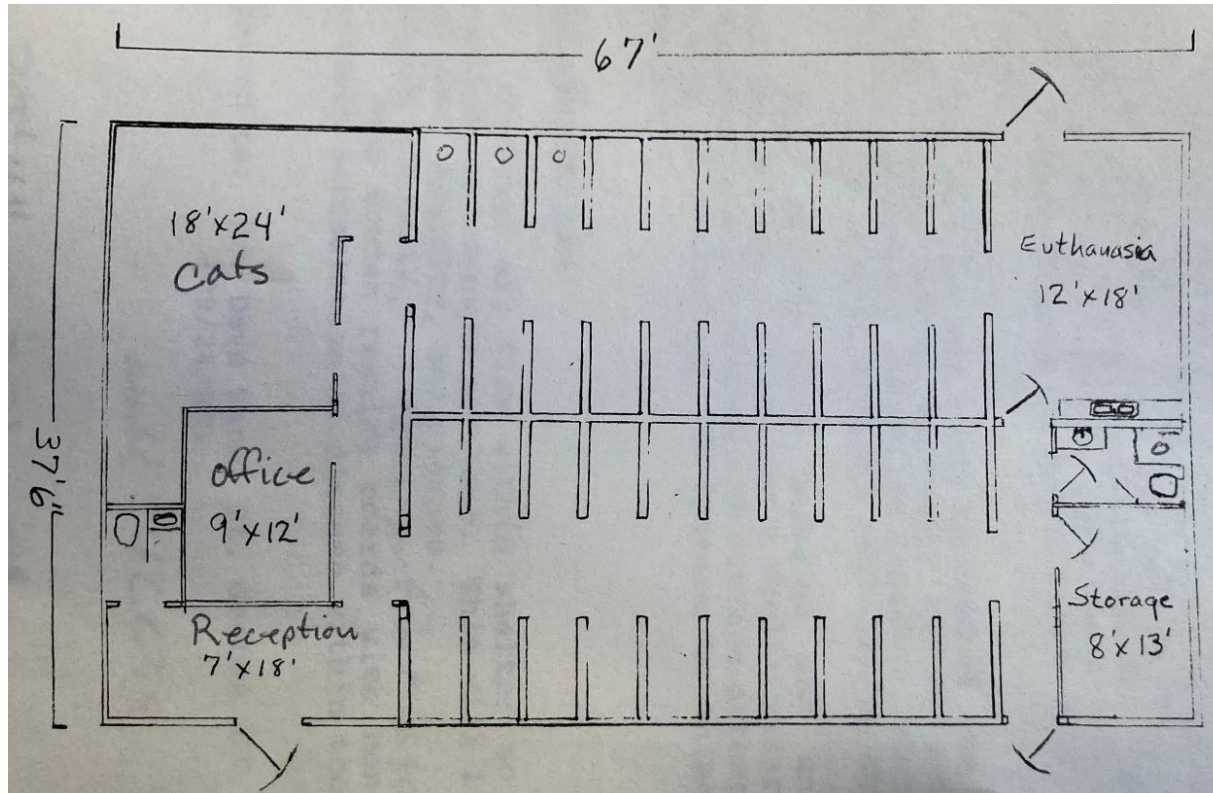


Existing Conditions



Front View of Existing Shelter

Existing Conditions



Layout of Existing Building

Existing Conditions



The limited outdoor dog run does not provide dogs with individual outdoor runs so dogs must be let out one at a time and no provision for cross contamination.



Indoor dog runs have chain link, which are difficult to clean. In addition, the runs face each other causing stress in dogs increasing barking and noise levels. Hard ceilings do not absorb sound, therefore it is very loud. Majority of dogs have single compartment kennels.

Existing Conditions



Some kennels are damaged and could cause harm to dogs.



Outdoor dog kennels have been added so staff have a place for dogs when cleaning. However, dogs can easily touch nose to nose and potentially spread disease. These kennels do not have proper drainage.



People and Animal Levels

- **People population approximately 107,197 for 2023.**
- **Animals received in 2023 was approximately 1,286.**
- **790 dogs, 458 cats, and 38 other species.**
- **Nationally, the animal intake is normally 2-3% of the human population.**
- **For the City of St. George, the animal intake is 1.2% of the human population in 2023.**
- **Next 10 years, population is projected to increase by 54% to approximately 165,192.**

Disposition of Animals for 2023

Adopted or transferred- 725 or approx. 57%

National Norm- 70 to 80%

Returned to Owner- 514 or approx. 40%

National Norm- 10 to 20%

Euthanized- 24 or approx. 2%

National Norm- 10 to 20%

There is a strong push nationally to reach 90% Live Release Rate

Died in Shelter- 10 or approx. 1%

Which is reasonable

Projected Animal Capacity

Average Length of Stay (ALS)

Current: Dogs 19.41	Proposed: Dogs 20
Cats 23	Cats 23

Animal Housing Capacity

Current: Dogs 42	Proposed: Dogs 64
Cats 29	(10-year projection) Cats 70

Building Space Program

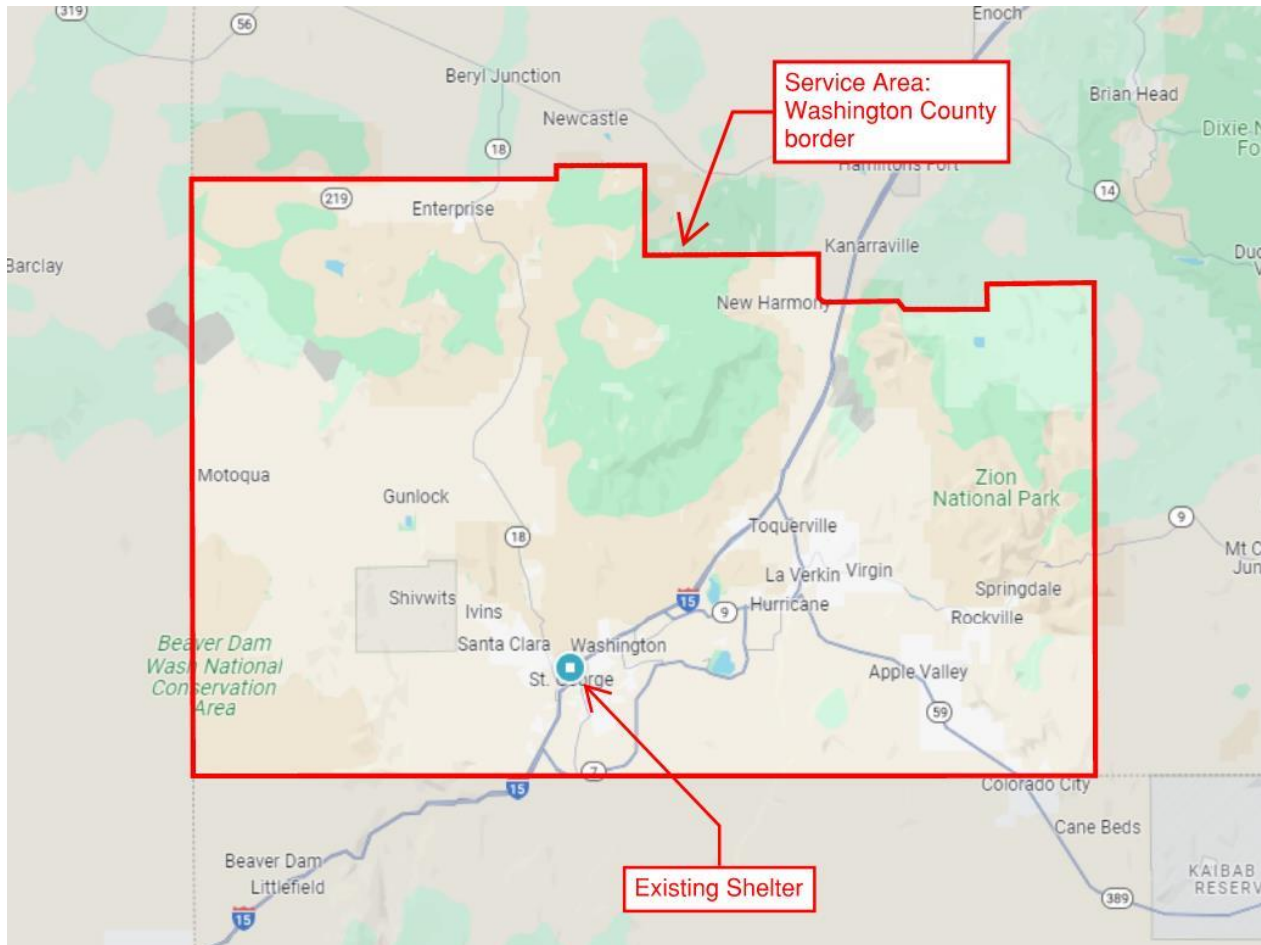
Summary:	Interior	Exterior
A. Administrative	3,918	
B. Medical Clinic	0	
C. Animal Housing (Interior)	5,904	
D. Animal Housing (Exterior)		2,697
E. Animal Support Area (Interior)	2,226	
F. Animal Support Area (Exterior)		1,000
TOTAL SF	12,048	3,697
COMBINED SF	15,745	

Site Considerations

- **Visibility-** Visibility is very important
- **Accessibility-** Accessibility is very important
- **Suitability-** Zoning, Height Restrictions
- **Parking-** Adequate parking is very important.

34 desired ; 63 required

- **Site Size-** Existing site is small and would require a multi-level solution. A larger site is desirable, where the animal housing and ample parking could be on ground level.



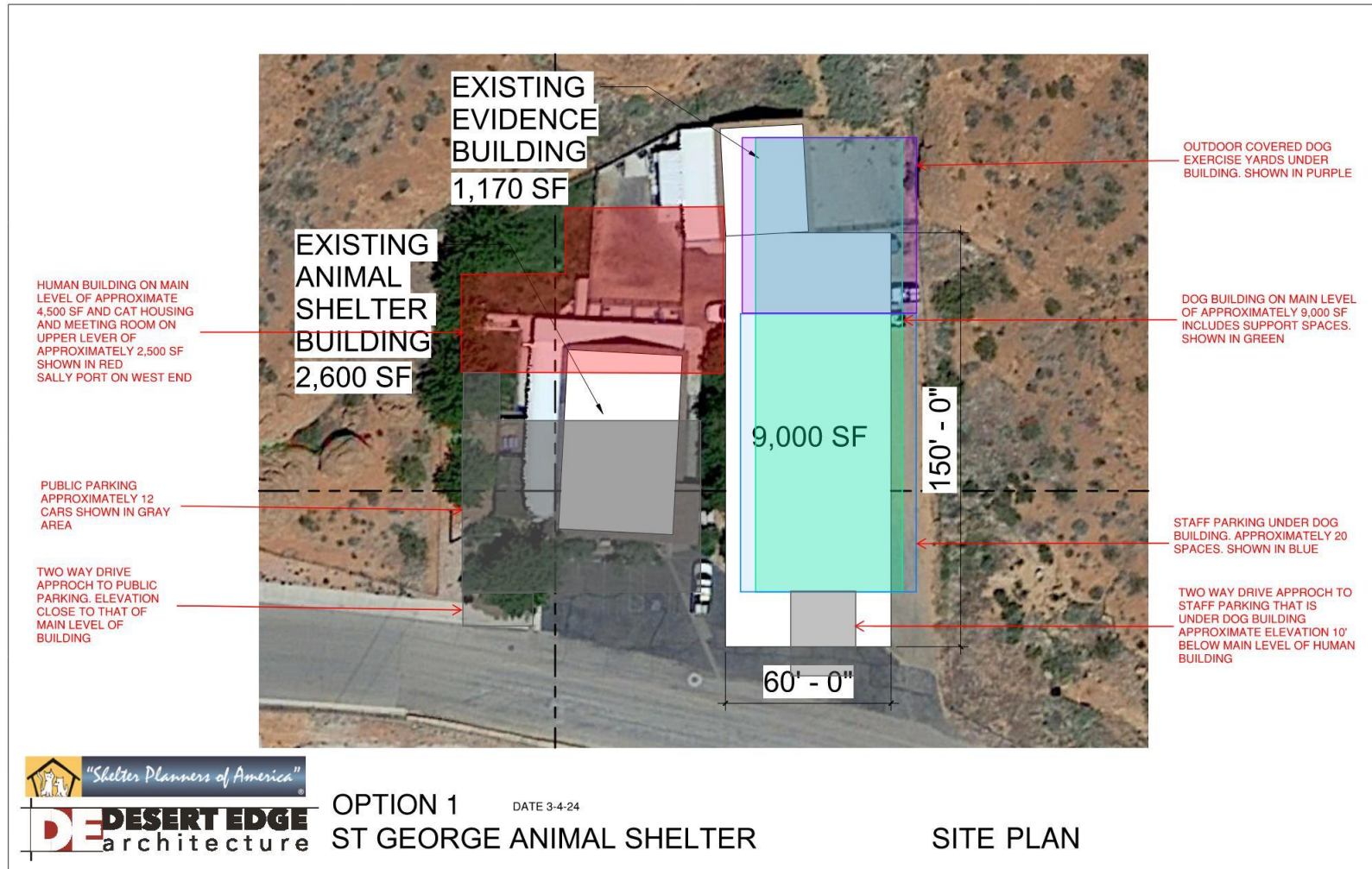
Map of Service Area and Location of Existing Shelter

Site Considerations – Existing Site

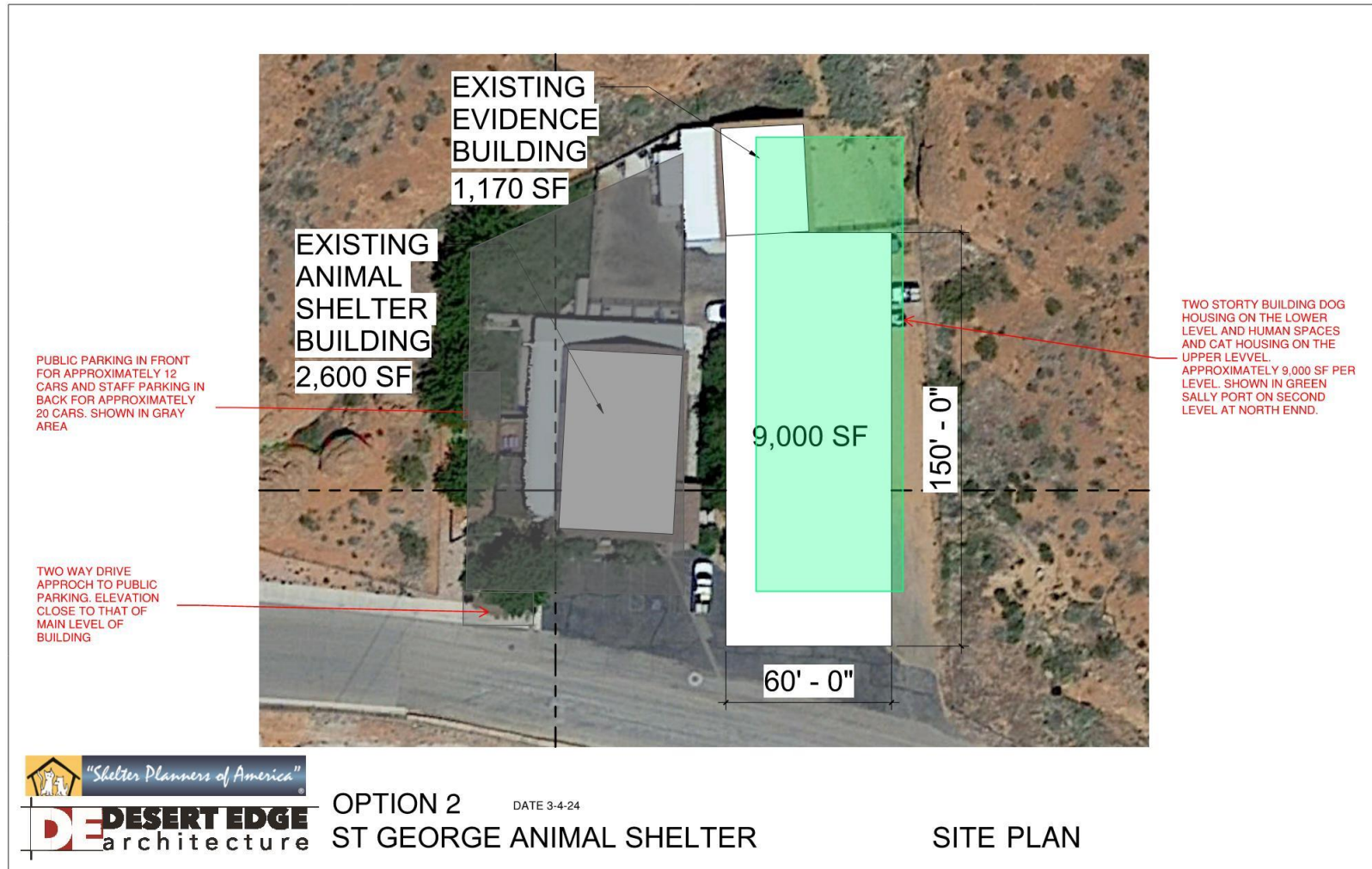


Site Plan of existing shelter

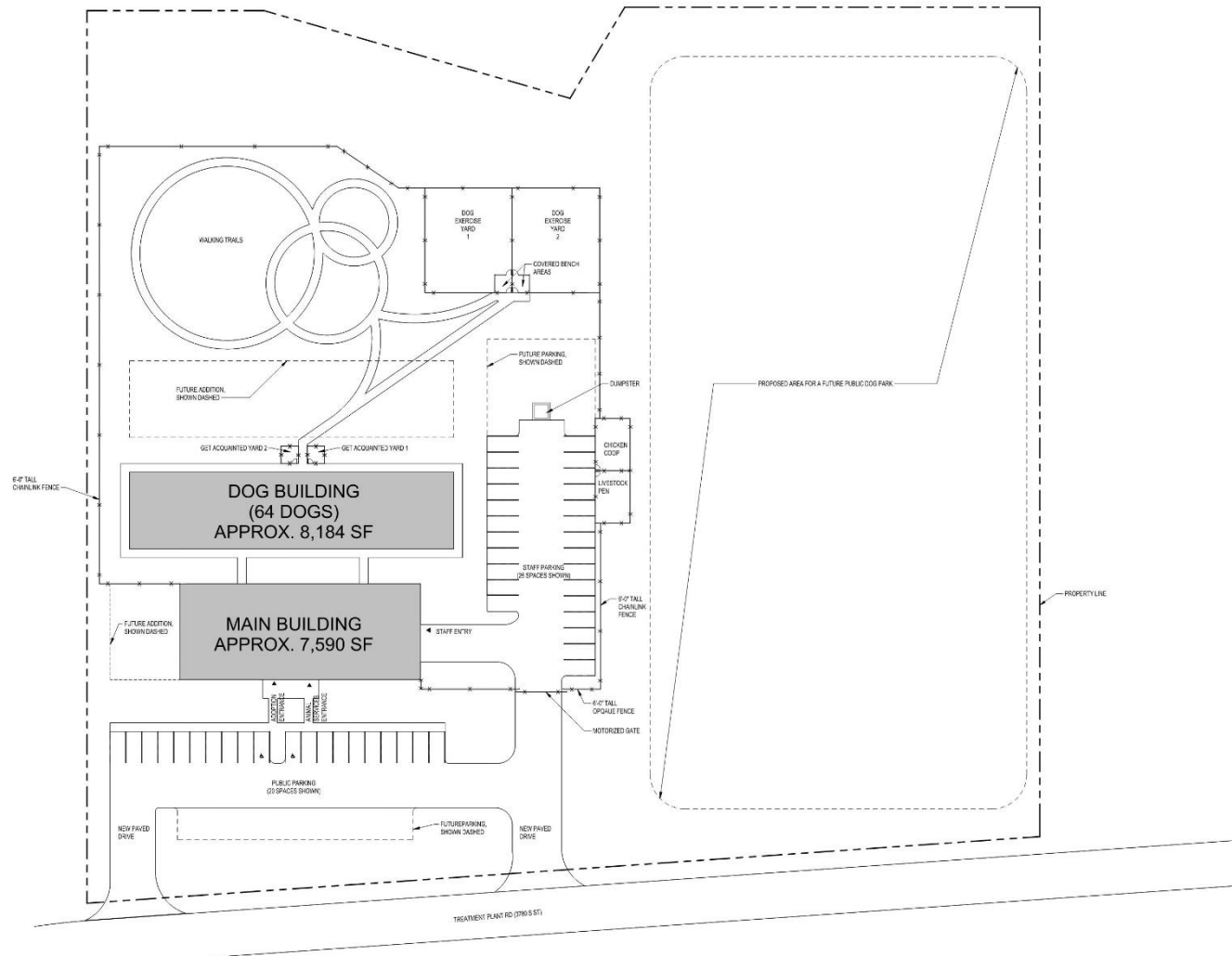
Site Considerations – Existing Site Option 1



Site Considerations – Existing Site Option 2



Site Considerations – New Site Option 2



Recommended Features

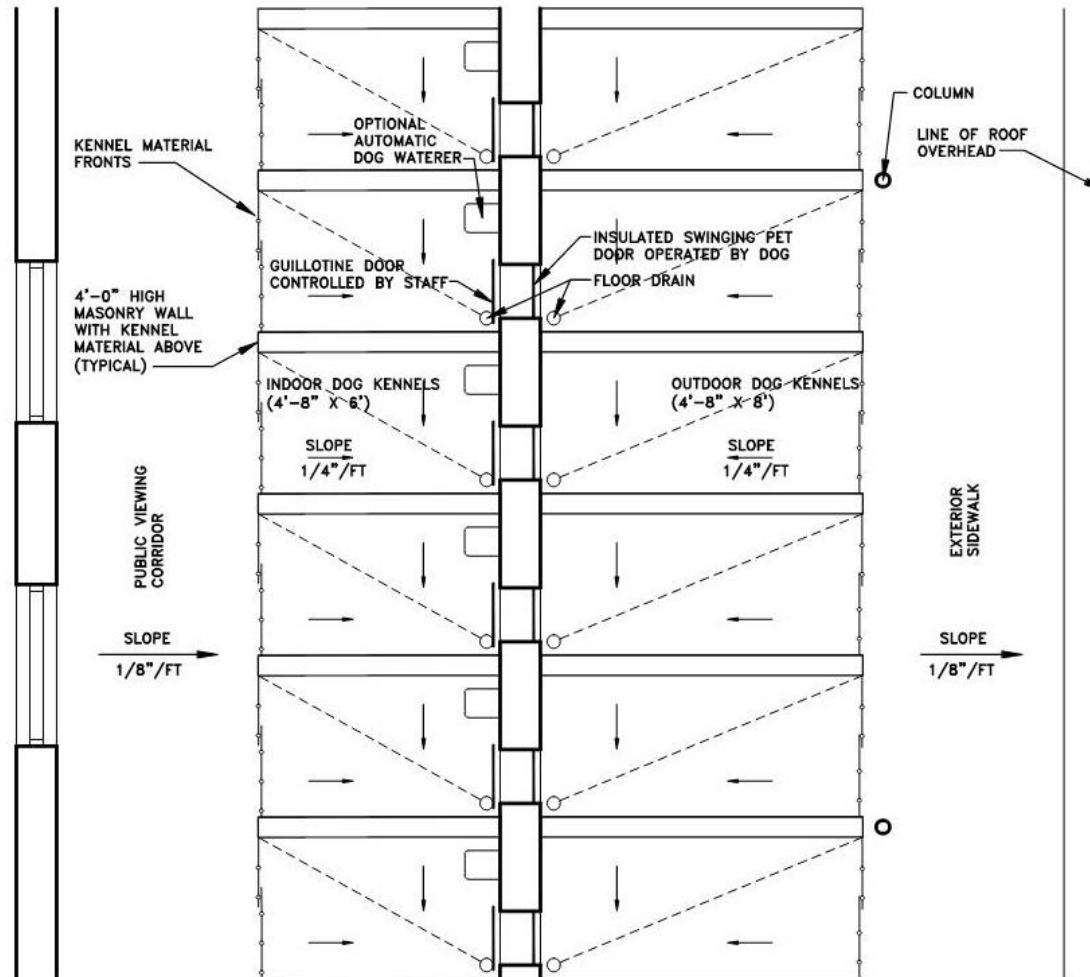


DIAGRAM OF INDOOR/OUTDOOR KENNELS (NOT TO SCALE)

Recommended Features



Photo of outdoor portion of indoor/outdoor kennels. Please note, SGAS may want the overhang to extend out over the outdoor sidewalk to provide more shade.



Photo of indoor portion of indoor/outdoor kennels



Brown County Humane Society

Nashville, IN

Project Information:

- Privately Bid
- Project Delivery Method: Competitive
- Type of Construction: Wood Frame
- Flooring in Dog Kennels: Epoxy Resinous
- HVAC System: 100% of Outside
Air for Animals
- Project Size: 10,082 SF
- Site Size: 6 acres
- Quality: Medium



PROBABLE CONSTRUCTION COST IN 2024, SALT LAKE CITY, UT DOLLARS **\$366/SF**

Brown County Humane Society is a non-profit animal shelter that serves Brown County, IN. The site is adjacent to a creek and most of it is in a floodplain, so the area where the new building and parking is located is filled to bring it up out of the flood plain. The facility is designed to house 24 Dogs and 46 Cats.



Brown County Humane Society
Nashville, IN





Marshall Texas Animal Shelter

Marshall, TX



Project Information:

- Public Bid
- Project Delivery Method: Design-Build
- Type of Construction: Wood Frame front building and CMU walls in dog housing
- Dog Kenneling Material: CMU and Welded Stainless Steel kenneling
- Flooring in Dog Kennels: Epoxy Resinous
- HVAC System: 100% of Outside Air for Animals
- Project Size: 7,320 SF
- Site Size: 2.7 acres
- Quality: Medium

PROBABLE CONSTRUCTION COST IN 2024, SALT LAKE CITY, UT DOLLARS **\$352/SF**

This is a City owned facility that houses 31 Dogs and 32 Cats.



Marshall Texas Animal Shelter Marshall, TX





Montgomery County Animal Adoption & Care Center Christiansburg, VA



Project Information:

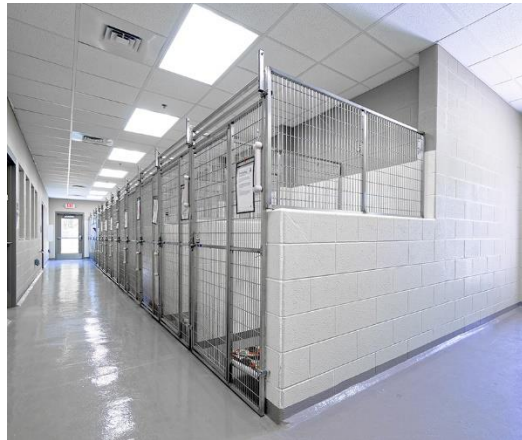
- Public Bid
- Project Delivery Method: Competitive
- Type of Construction: Wood Frame
- Flooring in Dog Kennels: Epoxy Resinous
- HVAC System: 100% of Outside Air for Animals
- Project Size: 16,733 SF
- Site Size: 3 acres
- Quality: High—Medium

PROBABLE CONSTRUCTION COST IN 2024, SALT LAKE CITY, UT DOLLARS **\$367/SF**

This is a County owned facility that will be operated by a local non-profit. The facility features a clinic for shelter animals that a local non-profit plans to also use for a high volume spay and neuter clinic. This facility is designed to house 69 Dogs and 64 Cats.



Montgomery County Animal Adoption & Care Center Christiansburg, VA





Shelby County Animal Shelter

Sidney, OH

Project Information:

- Public Bid
- Project Delivery Method: Competitive
- Type of Construction: Wood
- Flooring in Dog Kennels: Epoxy Resinous
- Dog Kenneling: Welded Stainless Steel
- 100% outside air in animal housing area
- Project Size: 9,009 SF
- Site Size: 1.5 acres
- Quality: High—Medium



PROBABLE CONSTRUCTION COST IN 2024, SALT LAKE CITY, UT DOLLARS **\$393/SF**

This is a County owned facility that had support from Shelby County Animal Rescue Foundation called SCARF. The facility features a large “Welcome Center” and an Education Center. The facility is designed to house 48 Dogs and 24 Cats.

Shelby County Animal Shelter
Sidney, OH





Universal City Animal Care & Adoption Center

Universal City, TX

Project Information:

- Publicly Bid
- Project Delivery Method: Competitive
- Type of Construction: Wood Frame
- Suspended Foundation on piers (expensive)
- Flooring in Dog Kennels: Epoxy Resinous
- Dog Kenneling: Aluminum
- HVAC System: 50% outside air in Animal Area
- Project Size: 7,000 SF
- Site Size: 1.5 acres
- Quality: High



PROBABLE CONSTRUCTION COST IN 2024, SALT LAKE CITY, UT DOLLARS **\$447/SF**

This is a City owned facility with a courtyard design. The facility features an animal receiving area, dog kennels, cat rooms, staff offices, laundry room, food storage and animal kitchen. The facility is designed to house 31 Dogs and 40 Cats.

Universal City Animal Care & Adoption Center Universal City, TX





Monroe County Animal Shelter Madisonville, TN

Project Information:

- Privately Bid
- Project Delivery Method: Competitive
- Type of Construction: Wood Frame
- Flooring in Dog Kennels: Epoxy Resinous
- HVAC System: 100% of Outside
Air for Animals
- Project Size: 12,292 SF
- Site Size: 3 acres
- Quality: Medium



PROBABLE CONSTRUCTION COST IN 2024, SALT LAKE CITY, UT DOLLARS **\$389/SF**

Monroe County Animal Shelter is a non-profit animal shelter that serves Monroe County, TN. The facility is designed to house 59 Dogs and 42 Cats.



Cedar City Animal Shelter Cedar City, UT

Project Information:

- Original Bid: \$1,550,387.95
- Final Building Cost: \$1,428,018.10
- Year Bid: 2018
- Year Completed: 2019
- Project Size: 5,427 SF



PROBABLE CONSTRUCTION COST IN 2023, SALT LAKE CITY, UT DOLLARS **\$316/SF**

Cedar City Animal Shelter is a city-run animal control center that serves Cedar City, UT as both an adoption center and animal control facility. The facility is designed to house 26 Dogs and 44 Cats.

Opinion of Probable Cost

Estimated Range of Construction Cost: \$400-\$450 / SF

Footnote: Does not include the cost of land

These are 2023 dollars and the Opinion of Probable Cost provided is based on historical costs of other animal shelter projects, but the construction market is extremely unpredictable at this time.

QUESTIONS?



Agenda Date: 06/13/2024

Agenda Item Number: 1a

Subject:

Consider approval of an Agreement with Peak Transit for a GPS Bus Tracking, Automated Passenger Counting, and Customer Service Mobile Ticketing App services.

Item at-a-glance:

Staff Contact: Cameron Cutler

Applicant Name: N/A

Reference Number: N/A

Address/Location:

N/A

Item History (background/project status/public process):

The City requested proposals from qualified contractors/vendor for services including GPS bus tracking, automated passenger counting, and customer service mobile ticketing software. Three proposals were received with one of those only providing services for the GPS bus tracking. The GPS bus tracking service, which also includes audible bus stop announcements, and the automated passenger counting service are two categories that help the service comply with federal guidelines. The customer service ticketing app is targeted to provide a way for riders to purchase a tickets for the Zion Route service, but also will be used to purchase bus fares on the rest of the main transit system. The proposals were analyzed and compared for the services being provided, costs of equipment, and annual fees. It is recommended to enter into an agreement with Peak Transit to provide services as follows: 1) GPS Bus Tracking: Equipment & Hardware - \$115,950, Annual Subscription - \$19,650; 2) Automatic Passenger Counting: Equipment & Hardware - \$75,750, Annual Subscription - \$1,800; and 3) Customer Service Mobile Ticketing App: Setup & Deployment - \$11,328, Annual Subscription - \$11,484. It is anticipated that the annual subscription would be continued for the next three years with options to renew the subscription annually.

Staff Narrative (need/purpose):

Our current transit system has been using Rides Systems for the GPS bus tracking and audible announcements for approximately 8 years. The company was sold to Transloc several years ago, and customer service has been declining. The hardware on the bus has been starting to fail on the bus, and it has been difficult get Transloc to respond to our needs. After having tried to upgrade the hardware on the buses, and with the commencement of the Zion Route and the need to provide a ticketing software for riders on the Zion Route, it was determined the best course of action would be to request proposals from additional vendors to seek these services. The selected vendor proposal for these services (Peak Transit) was the most cost effective choice for the needed services. The Zion Route, which is funded by the State grant and County transit sales tax, will pay for the services attributed to the Zion Route (approx. 1/3 of the proposed cost).

Name of Legal Dept approver: Daniel Baldwin

Budget Impact:

Cost for the agenda item: \$235,962

Amount approved in current FY budget for item: \$5,600,000

If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:

The budgeted amounts of \$3,300,00 (account 64-6450-7400) and \$2,300,000 (account 64-6400-7400) (total

\$5,600,000) were originally estimated for the buses and charging stations. The proposed bus tracking, automated passenger counting, and customer ticketing app services (including equipment and hardware) are part of the bus system.

Description of funding source:

Zion Route (State grant and County transit sales tax) and transit sales tax

Recommendation (Include any conditions):

Staff recommends approval of the agreement.

2. Proposed Pricing



CONFIDENTIAL

PEAK TRANSIT, LLC
600 E. COLONIAL DR. STE 100
ORLANDO, FLORIDA 32803
Abram Fleming, Account Executive
abram@peaktransit.com
**Prices will remain firm for 90 days*

Customer Name: City of St. George Purchasing
Address: 175 E 200 N
St. George, UT 84770

Estimate Date: May 22, 2024

Item	Description	Quantity	Unit Price	Capital Costs	Annual Subscriptions
CAD/AVL System					
Cradlepoint S700 Router	Three Year Netcloud included	15	700.00	10,500.00	
5-in-1 Dome Antenna		15	160.00	2,400.00	
Mobile Data Terminal (MDT)		15	1,400.00	21,000.00	
ITS Configuration		7	500.00	3,500.00	
AVL Hardware Installation		15	600.00	9,000.00	
AVL Project Management		1	1,600.00	1,600.00	
AVL Virtual Training Workshop Session		1	250.00	250.00	
Travel		1	5,000.00	5,000.00	
Shipping		1	200.00	200.00	
AVL Software License		15	450.00		6,750.00
AVL Subscription & Support		15	90.00		1,350.00
Realtime Passenger Information System (RTPI)					
White Label Mobile Apps (iOS & Android)		1	Included	Included	Included
Web Apps (Desktop & Mobile Web)		1	Included	Included	Included
Application Program Interface (API) - JSON		1	Included	Included	Included
Automated Voice Annunciation (AVA)					
AVAS Hardware and Signage		15	3,100.00	46,500.00	
AVAS Installation		15	900.00	13,500.00	
AVA Project Management		1	2,500.00	2,500.00	
AVA Subscription & Support		15	410.00		6,150.00
Cellular Data					
Annual Cellular Data Transmission	Cell Data for Routers	15	180.00		2,700.00
Annual Cellular Data Transmission	Cell Data for Tablets	15	180.00		2,700.00
Digital Passenger Counting (DPC) on MDT					
DPC System Design and Integration		1	Included	Included	Included
DPC Reporting Subscription & Support		1	Included	Included	Included
Driver Adherence on MDT					
Driver Adherence Integration & Interface		1	Included	Included	Included
Driver Adherence Subscription & Support		1	Included	Included	Included
GTFS Static					
GTFS Static Subscription & Support		1	Included	Included	Included
Total Capital Costs				\$115,950.00	
Total Annual Costs					\$19,650.00
Total Year One					\$135,600.00
Three Year Total Cost					\$174,900.00

*All applicable sales/use tax are additional

**Capital Costs are due at signing



PEAK TRANSIT, LLC

600 E. COLONIAL DR. STE 100

ORLANDO, FLORIDA 32803

Abram Fleming, Account Executive

abram@peaktransit.com

**Prices will remain firm for 90 days*

Customer Name: City of St. George Purchasing

Address: 175 E 200 N

St. George, UT 84770

CONFIDENTIAL

Estimate Date: May 22, 2024

Item	Description	Quantity	Unit Price	Capital Costs	Annual Subscriptions
Optional Automatic Passenger Counting (APC)					
APC Hardware - Double Door		15	3,700.00	55,500.00	
Installation - Double Door		15	800.00	12,000.00	
APC Project Management		15	550.00	8,250.00	
APC Subscription & Support		15	120.00		1,800.00
Total Capital Costs				\$75,750.00	
Total Annual Costs					\$1,800.00
Total Year One					\$77,550.00
Three Year Total Optional Cost for APCs					\$81,150.00

*All applicable sales/use tax are additional

**Capital Costs are due at signing

Thank you for your consideration. If you have any questions please don't hesitate to contact me:

abram@peaktransit.com

(765) 661-8312



Paragon ID Price Proposal

CAPEX			
Core Deployment and Configuration	Unit Price	Units	Price
Technology Platform Setup and Deployment	\$11,328.00	1	\$11,328.00
Rider Website Setup	\$0.00	1	\$0.00
Subtotal Core Deployment and Configuration			\$11,328.00

OPEX			
Core Annual Operation Fees			Price
App & Mobile Ticketing Monthly fee	\$750.00	12	\$9,000.00
Rider Website Support & Maintenance	\$207.00	12	\$2,484.00
Subtotal Core Annual Operation Fees			\$11,484.00

Estimated Total Build and Year 1 Cost			Price
Deployment and set up (CAPEX)			\$11,328.00
Mobile Ticketing & Website fee * (OPEX)			\$11,484.00
TOTAL Estimated CAPEX and 1YR OPEX			\$22,812.00

CAPEX + Y2 and Y3 Cost			Price
Year 2 - Transaction fees for Mobile Ticketing (OPEX)			\$11,484.00
Year 3 - Transaction fees for Mobile Ticketing (OPEX)			\$11,484.00
TOTAL Estimated CAPEX and 3YR OPEX			\$45,780.00

*OPTIONAL

CAPEX - OPTIONAL			
			Price
Electronic Validators for 15 Buses	\$1,848.00	15	\$27,720.00
Spare Validators (5%)	\$1,848.00	1	\$1,848.00
Site Surveys & Mobilization for Installation (Including 5 unit Prototype)	\$23,804.00	1	\$23,804.00
Validator Shipping	\$78.00	16	\$1,248.00
Validator Installation (excludes 5 prototypes)	\$735.00	10	\$7,350.00
Subtotal CAPEX Optional Validator HW			\$61,970.00

OPEX - OPTIONAL			
			Price
Annual Validator Support & Maintenance	\$1,368.00	15	\$20,520.00



Agenda Date: 06/13/2024

Agenda Item Number: 1b

Subject:

Consider approval of the 8th Amendment to the Aviation Agreement dated September 23, 2021.

Item at-a-glance:

Staff Contact: Richard Stehmeier

Applicant Name: City of St George

Reference Number: N/A

Address/Location:

4508 S Airport Pkwy #1

Item History (background/project status/public process):

This project is for AIP Project No. 3-49-0060-048-2024 Reconstruct Taxiway A and A2 - Design. An application for this project has been submitted. This grant has not yet been received.

Staff Narrative (need/purpose):

This project shall consist of preparing Construction Plans, Contract Documents, Technical Specifications, and Engineers Design Report for the Reconstruct Taxiway A Design Project. This scope of work is for the consulting services provided by the Engineer for the Sponsor.

Name of Legal Dept approver: Ryan Dooley

Budget Impact:

Cost for the agenda item: \$696,741

Amount approved in current FY budget for item: \$825,537

If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:

This project is approved for FY 25.

Description of funding source:

This project will be paid by a Federal Grant Project No. 3-49-0060-048-2024 Reconstruct Taxiway A and A2 - Design.

Recommendation (Include any conditions):

Staff recommends approval

AMENDMENT NO. NINE (9) TO CONTRACT
DATED SEPTEMBER 23, 2021
BETWEEN
JVIATION, A WOOLPERT COMPANY, LLC
AND
CITY OF ST. GEORGE

The Sponsor and Jviation agree to amend their contract for improvements to the St. George Regional Airport, St. George, Utah to include fees for engineering services. The improvement item is included in the Scope of Work of the original contract. The item covered by this amendment is described as follows:

- Taxiway A Reconstruction - Design

The Sponsor agrees to pay Jviation for the services listed under Section 2 of the original contract in the following manner, and within the time constraints outlined in the AIP development schedule.

PART A - BASIC SERVICES

DESIGN

Preliminary Design Lump sum of \$99,184.00
Design Lump sum of \$498,258.00

TOTAL BASIC SERVICES Lump sum of \$597,442.00

Method of payment shall be as follows:

The Sponsor agrees to make monthly payments based upon the work performed by Jviation, up to 90 percent of the total contract. The final 10 percent of the fee shall be due and payable when the project final documents have been completed and have been submitted to the Sponsor.

PART B - SPECIAL SERVICES

The maximum estimated SPECIAL SERVICES engineering is as follows:

SUBCONSULTANT SERVICES

Geotechnical Investigation Lump sum of \$75,000.00
Environmental Survey and Reports Lump sum of \$2,000.00

TOTAL SUBCONSULTANT SERVICES Lump sum of \$77,000.00

DESIGN SURVEY

Design Survey Not to Exceed of \$22,299.00

TOTAL DESIGN SURVEY Not to Exceed of \$22,299.00

TOTAL SPECIAL SERVICES \$99,299.00

TOTAL \$696,741.00

All other terms and conditions of the original contract shall remain in effect.

IN WITNESS WHEREOF, the parties hereto have affixed their signatures this _____ day of _____ 2024.

SPONSOR:
City of St. George

JVIATION, A WOOLPERT COMPANY, LLC:

By: _____

By: _____

Name: _____

Name: _____ Jason Virzi, PE

Title: _____

Title: _____ Vice President

**SCOPE OF WORK
FOR
ST. GEORGE REGIONAL AIRPORT
St. George, Utah
AIP Project No. 3-49-0060-048-2024
Reconstruct Taxiway A and A2 - Design**

This is an Appendix attached to, made a part of and incorporated by reference with the Professional Services Agreement dated September 23, 2021, between the City of St. George and Jviation, a Woolpert Company, for providing professional services. For the remainder of this scope the St. George Regional Airport is indicated as "Sponsor" and Jviation, a Woolpert Company, is indicated as "Engineer." The construction budget for this project is approximately \$16,000,000. This construction budget does not include administrative, legal, or professional fees.

This project shall consist of preparing Construction Plans, Contract Documents, Technical Specifications, and Engineer's Design Report for the Reconstruct Taxiway A Design Project. This scope of work is for the consulting services provided by the Engineer for the Sponsor. See Exhibit No. 1 below for the project location.

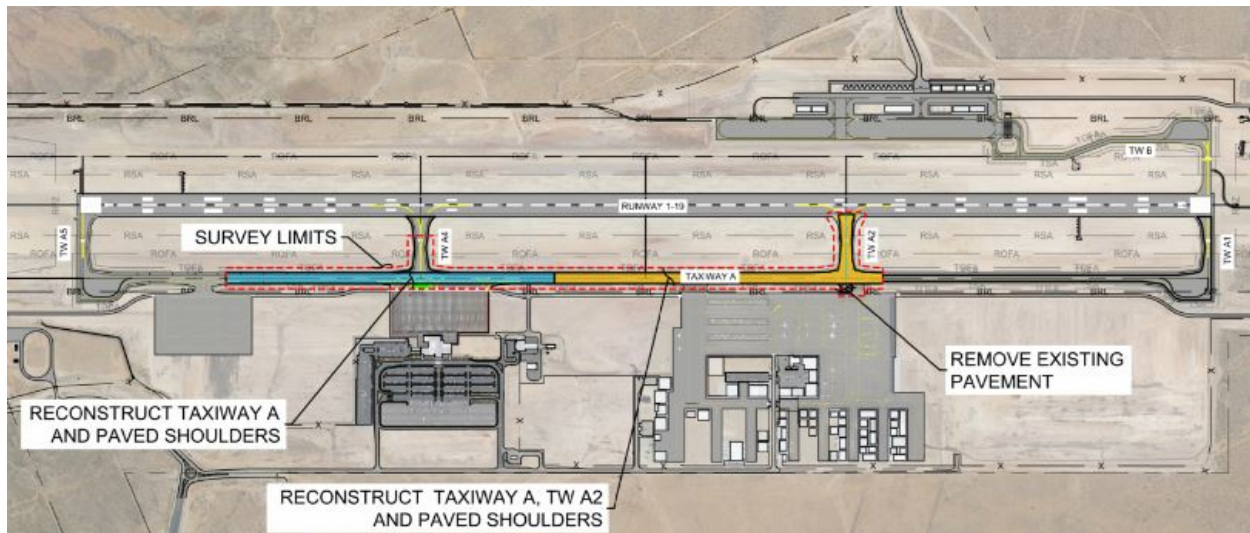


EXHIBIT NO. 1

DESCRIPTION

This project shall consist of design services to reconstruct the center section of parallel Taxiway A and Taxiway A2 pavement (including the paved shoulders).

Parallel Taxiway A was constructed in 2010 and the center section, approximately 5,400-feet, is failing due to moisture induced swell of the subsurface expansive clays. The 2015 UDOT pavement management evaluation rated the parallel taxiway PCI = 89. This PCI is not representative of the current taxiway condition as the existing asphalt pavement distresses include extensive heaving and settlement, with longitudinal/transverse cracking. These distresses usually take place over a period of years; however, the subsurface expansive clay material has accelerated this deterioration. To alleviate this heaving, the center section of the parallel Taxiway A pavement (including shoulders) needs to be reconstructed and the highly expansive subsurface clay material mitigated. This pavement reconstruction is essential to maintain

adequate aircraft load-carrying capacity, ride quality necessary for the safe operation of taxiing aircraft and to minimize the potential for FOD. The reconstruction of this section of parallel Taxiway A pavement will provide a restoration of the pavement's original functionality, and mitigate subsurface issues.

The engineering fees for this project will be broken into two parts. **Part A-Basic Services** includes; 1) Preliminary Design Phase and 2) Design Phase, and **Part B-Special Services**, which includes 3) Design Survey Phase and Reimbursable Costs During Survey. Additional services that will be completed by subconsultants to the Engineer include the proposed geotechnical investigation that will be included under **Part B-Special Services**. Parts A and B and the three phases are described in more detail below.

PART A - BASIC SERVICES consists of the Preliminary Design Phase and Design Phase all invoiced on a lump sum basis.

1.0 Preliminary Design Phase

1.01 Coordinate and Attend Meetings with the Sponsor and FAA. Meetings with the Sponsor and the FAA will take place to determine critical project dates, establish the proposed design schedule and AIP development schedule, review environmental component(s), determine the feasibility of the proposed project and to establish the need for topographical surveying, pavement investigation and/or geotechnical testing. Various meetings during the design phase will also be conducted to review the progress of the design, discuss construction details and proposed time frame of construction and identify any special requirements for the project. It is anticipated that there will be up to five meetings with the Sponsor and/or the FAA throughout the course of the design.

1.02 Prepare Project Scope of Work and Contract. This task includes establishing the scope of work through meetings outlined above. Fees will be negotiated with the Sponsor and may be subject to an independent fee estimate conducted by a third party hired by the Sponsor. This task also includes drafting the contract for the work to be completed by the Engineer for the Sponsor once negotiations are complete.

1.03 Prepare Preliminary Cost Estimating. This task includes creating a preliminary construction rough order of magnitude (ROM) cost estimate, a preliminary working days estimate, a preliminary overall project schedule, and a preliminary overall project budget. The preliminary construction ROM cost estimate will be based upon the most current information available at the time of preparation. Work to refine these estimates is included under Task 2.16.

1.04 Provide Project Coordination. The Engineer shall provide project management and coordination services to ensure the completion of the design. These duties include:

- ➔ Time the Engineer spends planning, organizing, securing and scheduling resources, and providing instruction to staff to meet project objectives as defined in the approved scope of work.
- ➔ The Engineer will analyze the budget semi-monthly to ensure budget and staffing needs are on track to meet design schedules within budget.
- ➔ Additional items to be accomplished include compiling and sending additional information requested from the office to related parties, maintaining project files as necessary and other items necessary in day-to-day project coordination.
- ➔ The Engineer will prepare and submit monthly invoicing.

The Engineer will complete the following tasks:

- ➔ Provide the Sponsor with a monthly Project Status Report (PSR), in writing, reporting on Engineer's progress and any problems that may arise while performing the work. The PSR must include an update of the project schedule, as described in this section, when schedule changes are expected.
- ➔ Submit for acceptance and maintain a design schedule detailing the scheduled performance of the work.
- ➔ Create and maintain a Quality Control Checklist (QCC) for the project. The QCC shall include personnel, project milestone checking and peer review procedures at each phase of the project.

1.05 Review Existing Documents. The Engineer will gather and review existing available documentation that may be relevant to the project, including, but not limited to, record drawings (as-builts), design reports, final reports, utility reports/maps and previous surveys. The Engineer may use relevant information from this review to coordinate the design and topographical survey for the project.

1.06 Coordinate Topographical Survey. This task includes preparing the requirements, establishing the limits of the survey area and scheduling time for the survey to be completed. Survey will be performed in-house under Task 3.01. The Project Manager is expected to visit the project site to coordinate the survey activities with the Sponsor and the survey team. Providing an on-site representative of the Engineer during the survey is also included in this task.

1.07 Coordinate Geotechnical Investigation. This task includes preparing the requirements for soils testing, establishing the limits of work, and scheduling a time for testing to be completed. The requirements of the geotechnical investigation shall be established in accordance with FAA AC 150/5320-6 (current edition), *Airport Pavement Design and Evaluation*. Negotiating with the geotechnical engineering firm for a cost to perform the work is also included in this task.

1.08 Prepare Federal Grant Application. This task consists of preparing the federal grant application. The application will be submitted during the initial portion of the project. Preparation of the application includes the following:

- ➔ Prepare Federal 424 form.
- ➔ Prepare Federal Form 5100 – II thru IV.
- ➔ Prepare project funding summary.
- ➔ Prepare program narrative, discussing the purpose and need of the work and the method of accomplishment.
- ➔ Project sketch (8.5" x 11").
- ➔ Include preliminary cost estimate.
- ➔ Include the existing Exhibit "A" Property Map
- ➔ Include the Sponsor's certifications.
- ➔ Attach the current grant assurances.
- ➔ Include DOT Title VI assurances.
- ➔ Include certification for contract, grants and cooperative agreements.
- ➔ Include Title VI pre-award checklist.
- ➔ Include current FAA advisory circulars required for use in AIP funded projects.

The Engineer shall submit the grant application to the Sponsor for approval and signatures. After obtaining the necessary signatures, the Sponsor or Engineer shall forward a copy of the signed application to the FAA for further processing.

1.09 Prepare Environmental Documentation. The FAA has determined that a Categorical Exclusion (CATEX) applies to the project according to FAA orders 1050.1F and 5050.4B. The Engineer shall complete a documented CATEX following current FAA guidance and address potential environmental effects resulting from the proposed project. An overall environmental exhibit will be created as part of this scope of work, approved by the FAA, and referenced throughout the project.

1.10 Prepare Quarterly Performance Reports – Design. Federal Regulation 49 CFR Part 18 establishes uniform administrative requirements for grants to State and Local Governments. Sub-part 18.40 addresses monitoring and reporting requirements for the Sponsor. The Engineer will assist the Sponsor in managing grant activities to ensure compliance with applicable Federal requirements. The Engineer will submit a quarterly performance report while the grant is active. It is estimated there will be two quarterly performance reports completed during the design phase of this project.

TASK 1 DELIVERABLES	TO FAA	TO SPONSOR
1.01 Meeting Agendas, AIP Development Schedule and Meeting Minutes from Pre-Design Meeting	✓	✓
1.02 Scope of Work and Draft Contract for the Sponsor		✓
1.03 Preliminary Cost Estimate	✓	✓
1.04 Design Schedule, PSR, and Monthly Invoicing	✓	✓
1.08 Federal Grant Application	✓	✓
1.09 Environmental Documentation	✓	✓
1.10 Quarterly Performance Reports	✓	✓

TASK 1 MEETINGS/SITE VISITS	LOCATION/ATTENDEES/DURATION
1.01 Pre-Design Meeting	<ul style="list-style-type: none"> St George, UT - One (1) Practice Leader, one (1) Senior Consultant and one (1) Project Manager - Assume One (1) hour via teleconference
1.02 Prepare Project Scope of Work and Contract	<ul style="list-style-type: none"> St George, UT - One (1) Project Manager - Assume One (1) hour via teleconference

2.0 Design Phase

2.01 Conduct Site Visits. This task will include site visits to inventory and inspect the existing site conditions and the work to be completed as part of the project.

2.02 Analyze Topographic Survey Data. This task includes analyzing the topographical survey data and preparing the data for use with computer modeling. This will include the following tasks:

- ➔ Generate three-dimensional contour model from TIN surface model.
- ➔ Prepare and process data for spot elevations, grading and/or paving cross sections.

2.03 Analyze Geotechnical Investigation Data. This task includes analyzing the geotechnical investigation. This will include the following tasks:

- ➔ Review Geotechnical Engineer recommendations.
- ➔ Determine on-site sources and quantities of suitable material for embankment.
- ➔ Determine appropriate data for benching design.
- ➔ Determine appropriate data for the pavement design form(s).
- ➔ Input data for computer modeling with topographical survey data.
- ➔ Prepare soil information for incorporation on the construction plans.

2.04 Prepare Pavement Design. After receiving the geotechnical investigation data, the Engineer will analyze the data and prepare a proposed pavement section using current FAA design software (FAARFIELD). The Engineer will submit the FAARFIELD computer printouts with a narrative to the FAA. The following tasks will be completed:

- ➔ Determine appropriate data for pavement design.
- ➔ Input data for computer modeling with topographical survey data.
- ➔ Prepare an exhibit showing the existing pavement and base course thickness.
- ➔ Determine areas of existing pavement to be removed and replaced.
- ➔ Prepare pavement and soils information for incorporation on the construction drawings.
- ➔ Verify elevation of water table.
- ➔ Compile the current airport fleet mix.
- ➔ Input data into FAARFIELD.
- ➔ Run pavement design scenarios.
- ➔ Analyze output from FAARFIELD.
- ➔ Select preferred pavement section.
- ➔ Compare pavement section to FAA Advisory Circular (AC) 150/5320-6 (Current Edition), *Airport Pavement Design and Evaluation*.
- ➔ Verify frost design method.
- ➔ Verify overexcavation requirements (if needed).
- ➔ Verify optimum moisture content for subgrade preparation.

2.05 Develop On-Site Grading Plans. This task includes developing potential on-site borrow area grading plans to remove material from potential area(s) for use as embankment on the project site. It is anticipated that two different grading options will be developed during this task. Existing topographical survey data will be used to develop the grading plans and associated quantities for all potential borrow sources.

2.06 Prepare Existing Utility Inventory. This task includes reviewing record drawings and consulting with the Sponsor and local utility companies to identify all utilities within the project site. The Construction Plans will include, to the maximum extent possible, the surveyed locations of observable utility features and the locations identified by utility locates.

2.07 Prepare Preliminary Contract Documents. This task includes preparing the Preliminary Contract Documents, including Contract Proposal, Bid Bond, Contractor Information Sheet, Subcontractor/Material Supplier List, Disadvantaged Business Utilization Commitment, DBE Participation Form, Certification of Non-Segregated Facilities, Equal Employment Opportunity Report Statement, Buy America Certification, Buy America Waiver Request, Buy America Conformance Listing, Certification Statement Regarding Undocumented Individuals, Bid Proposal, Contract, Payment Bond, Performance Bond, Notice of Award, Notice to Proceed, Notice of Contractor's Settlement, General Provisions, FAA AC 150/5370-2 (Current Edition), *Operational Safety on Airports During Construction*, and Wage Rates. The wage rates will be updated at the time of advertisement to reflect the most current wage rates available. Preparation will

include establishing the location for the bid opening, dates for advertisement and description of the work schedule. Also included in the Preliminary Contract Documents, and covered under separate tasks below, are the Construction Safety and Phasing Plan, Technical Specifications, Special Provisions and St. George City General Conditions. Preliminary Contract Documents will be prepared as early as possible during the design phase and submitted to the Sponsor for review.

2.08 Prepare Construction Safety and Phasing Plan (CSPP). This task includes meeting with the Sponsor to discuss the current operations of the airport to assist in determining how the proposed construction phasing of the project will affect these operations. From these meetings, a complete Construction Safety and Phasing Plan (CSPP) will be developed to ensure safety compliance when coordinating construction activities and airport operations. The CSPP will be developed in accordance with the requirements of FAA AC 150/5370-2 (Current Edition), *Operational Safety on Airports During Construction*. A construction phasing plan that meets the requirements of the AC and operational needs of the airport will be developed and included in the Contract Documents. This plan will also identify any nighttime work, continuous working times, or other unusual conditions that could affect the Contractor's normal progress on the project. The draft CSPP will be submitted at 30% complete and at 95% complete for ADO review. Upon preliminary approval from the ADO, the CSPP will be submitted to FAA for OE/AAA coordination.

2.09 Prepare Preliminary Construction Plans. This task includes preparing the following list of construction plans for the project. Additional plans may be added during the design phase as needed:

Plan Name/Description	Number of Sheets
Cover Sheet	1
Index of Drawings and Summary of Approximate Quantities	1
Earthwork Summary	1
General Notes	2
Master Legend and Abbreviations	1
Survey Control Plan	1
Geotechnical Investigation Plan	10
Construction Safety Plan, Notes and Details	2
Construction Phasing Plan	3
Environmental Exhibit	1
Demolition Plan	6
Geometric Layout Plan	6
Taxiway Plan and Profile	6
On-Site Borrow and Waste Area Grading Plan	3
Typical Sections	3
Cross Sections	7
Pavement Marking Plan	6
Pavement Marking Details	2
Overall Drainage Plan	1
Drainage Plan and Profile	2
Drainage Details	3
Electrical Demolition Plan	6
Electrical Layout Plan	6
Electrical Details	3
Total Sheet Count	83

2.10 Prepare Preliminary Technical Specifications. This task includes assembling the technical specifications necessary for the project. Standard FAA specifications will be utilized where possible, with the guidance from FAA AC 150/5370-10 (Current Edition), *Standard Specifications for Construction of*

Airports. Additional specifications will be prepared to address work items for materials that are not covered by the standard FAA specifications. The standard specifications to be utilized shall include, but are not limited to, the following:

- ➔ Item C-100 Contractor Quality Control Program (CQCP)
- ➔ Item C-102 Temporary Air and Water Pollution, Soil Erosion and Siltation Control
- ➔ Item C-105 Mobilization
- ➔ Item C-110 Method of Estimating Percentage of Material Within Specification Limits (PWL)
- ➔ Item P-101 Preparation/Removal of Existing Pavements
- ➔ Item P-151 Clearing and Grubbing
- ➔ Item P-152 Excavation, Subgrade and Embankment
- ➔ Item P-154 Subbase Course
- ➔ Item P-208 Aggregate Base Course
- ➔ Item P-209 Crushed Aggregate Base Course
- ➔ Item P-401 Asphalt Mix Pavement
- ➔ Item P-403 Asphalt Mix Pavement Base Course
- ➔ Item P-603 Emulsified Asphalt Tack Coat
- ➔ Item P-608 Emulsified Asphalt Seal Coat
- ➔ Item P-610 Concrete for Miscellaneous Structures
- ➔ Item P-620 Runway and Taxiway Marking
- ➔ Item D-701 Pipe for Storm Drains and Culverts
- ➔ Item D-705 Pipe Underdrains for Airports
- ➔ Item D-751 Manholes, Catch Basins, Inlets and Inspection Holes
- ➔ Item L-108 Underground Power Cable for Airports
- ➔ Item L-109 Airport Transformer Vault and Vault Equipment
- ➔ Item L-110 Airport Underground Electrical Duct Banks and Conduits
- ➔ Item L-115 Electrical Manholes and Junction Structures
- ➔ Item L-119 Airport Obstruction Lights
- ➔ Item L-125 Installation of Airport Lighting Systems

Additional Non-FAA specifications will include, but are not limited to, the following items:

- ➔ Item P-190 Unstabilized Permeable Subbase Course

2.11 Prepare Preliminary Special Provisions. This task includes preparing the preliminary Special Provisions to address, or expound on, site conditions that require additional clarification. These include, but are not limited to: Haul Roads, Airport Security, Radio Communications, Work Schedule, Contractor's Quality Control Program, Sequencing of the Work, Closure of Air Operations Areas, Accident Prevention, Underground Cables/Utilities, Insurance, Indemnification, Sales and Use Taxes, Permits and Compliance with Laws, Executed Contracts, Subletting or Assigning of Contracts, Qualification of Disadvantaged Business Enterprises, Liquidated Damages, Acceptance Testing, Grade Control and Surface Tolerance, Construction Management Plan, Instruction Manuals and St. George City General Conditions.

2.12 Prepare Drainage Analysis and Storm Drainage Design. This task includes verifying the existing storm drainage and/or subsurface drainage systems. Surface drainage will be evaluated and designed to ensure accordance with standard engineering practices, local requirements and FAA AC 150/5320-5 (Current Edition), *Airport Drainage Design*.

2.13 Compile/Submit Permits. This task includes identifying potential federal, state and local permits needed for the project. Permits are anticipated to be required for, but are not limited to air quality,

grading, hauling, and stormwater management construction plans and associated permits (SWPPP). When applicable, the Engineer will assist the Sponsor to compile information and submit permits that are required to be obtained by the Sponsor.

2.14 Compile/Submit FAA Form 7460. This task includes preparing and submitting the required FAA Form 7460-1, "Notice of Proposed Construction or Alteration," via the FAA's online Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) system on the Sponsor's behalf. The Engineer will coordinate with the FAA Project Manager and/or Airspace Specialist to determine the locations of required airspace case studies to be submitted. Generally, such cases are required for any restrictive/critical points where construction operations or proposed alterations may affect navigable airspace. Typically, these locations include (but are not limited to): limits of construction, construction phasing limits, haul routes for construction traffic, and key points of any permanent, above-ground alterations. The Engineer will prepare an exhibit depicting the locations and other information pertinent to the cases' impact on the airspace to include with the submission. The Engineer will submit FAA Form 7460-1 and the associated documentation to the FAA via the OE/AAA system for approval a minimum of 45 days prior to the start of construction.

2.15 Calculate Estimated Quantities. This task includes calculating all necessary quantities for the various work items. Quantities must be consistent with the specifications and acceptable quantity calculation practices.

2.16 Prepare Estimate of Probable Construction Cost. Using the final quantities calculated following the completion of the construction plans and specifications, the Engineer will prepare the construction cost estimate. The estimate will be based on information obtained from previous projects, contractors, material suppliers and other available databases.

2.17 Prepare Engineer's Design Report and Modification of Standards. This task includes preparation of the Engineer's Design Report in accordance with current FAA Northwest Mountain Region Engineer's Design Report guidelines. The Engineer's Design Report will include a detailed summary of the project, photographs and descriptions of existing site conditions, estimate of project costs, and a schedule for the completion of the design, bidding, and construction. Modifications of the FAA standards, as necessary, for the project will be prepared for preliminary review. The approved Modifications of Standards (MOS) will be included in the Engineer's Design Report and submitted on the MOS website (See Task 2.18 below) to the FAA and Sponsor. The Engineer's Design Report will also contain any alternative design concepts that were investigated and evaluated.

2.18 Prepare and Submit Modification of Standards on MOS Website. This task includes Modifications of Standards (MOS) website access coordination with the Sponsor and FAA. Modifications of the FAA standards, as necessary, for the project must be compiled and submitted to the MOS website for approval. Revisions will be completed as needed.

2.19 Review Plans at 30%, 60%, and 90% Complete. During various stages of completion of the design, the Engineer will submit a set of Construction Plans, Specifications, and Contract Documents to the Sponsor for their review. Meetings will be scheduled for periodic reviews, including a 90% plans-in-hand review. The project will be reviewed with the FAA to obtain their concurrence with the design.

2.20 Provide In-House Quality Control. The Engineer has an established quality control program that will provide both experienced and thorough reviews of all project submittals and will also provide engineering guidance to the design team throughout design development from an experienced, senior-level Professional Engineer.

Prior to each review set of Construction Plans, Specifications, Contract Documents, and Engineer's Design Report being submitted to the Sponsor and FAA, a thorough, in-house quality control review of the documents will be conducted. This process will include an independent review of the Construction Plans, Specifications, Contract Documents, and Engineer's Design Report being submitted by a licensed Professional Engineer other than the Engineer who performed the design of the project. Comments will be offered by the Engineer that performed the review, and revisions to the Construction Plans, Specifications, Contract Documents, and Engineer's Design Report will be made accordingly.

In addition to the 30%, 60%, and 90% reviews, the Engineer's in-house quality control program also provides engineering guidance to the design team throughout the project design in an attempt to steer the project in a manner that provides the best engineering judgment.

At the 90% design review, the independent review will re-evaluate the CATEX boundary.

2.21 Prepare and Submit Construction Plans, Specifications, Contract Documents, and Engineer's Design Report. A final set of Construction Plans (11" x 17"), Specifications, Contract Documents, and the Engineer's Design Report will be prepared and submitted to the Sponsor and the FAA. These documents will incorporate all revisions, modifications, and corrections identified during the final review. Paper and electronic copies will be provided.

2.22 Prepare Airfield Signing and Marking Plan. This task includes providing or updating the overall airfield signing and marking plan.

2.23 Prepare Requests for Reimbursement. This task includes preparing the FAA Standard Form 271 for Sponsor reimbursement of eligible expenses incurred on a monthly basis. The Engineer will submit the completed form along with appropriate supporting documentation to the Sponsor for review and approval. Upon approval, the Engineer or the Sponsor will submit the completed forms and supporting documentation to the FAA for reimbursement. It is estimated there will be four RFRs for expenses incurred during the design and bidding phase of this project.

2.24 Prepare and Submit Design Closeout Report. This task includes preparation of the design closeout report in accordance with current FAA Northwest Mountain Region Design Closeout Report guidelines. Paper and electronic copies will be provided.

TASK 2 DELIVERABLES	TO FAA	TO SPONSOR
2.04 Proposed Pavement Design	✓	✓
2.07 Preliminary Contract Documents for Sponsor's Review		✓
2.08 CSPP at 30% and 95% Complete	✓	✓
2.14 FAA Form 7460	✓	✓
2.19 30%, 60%, and 90 % Construction Plans, Specifications, Contract Documents, and Engineer's Design Report	✓	✓
2.21 Final Construction Plans, Specifications and Contract Documents, and Engineer's Design Report	✓	✓
2.22 Airfield Signing and Marking Plan	✓	✓
2.23 Requests for Reimbursement	✓	✓
2.24 Design Closeout Report	✓	✓

TASK 2 MEETINGS/SITE VISITS	LOCATION/ATTENDEES/DURATION
2.01 Design Site Visits	<ul style="list-style-type: none"> St George, UT – One (1) Project Manager and one (1) Associate Engineer – Assume half day visit (3 visits) with travel from the Aviation Office to SGU for each visit
2.19 Plan Review at 30% Complete Plan Review at 60% Complete Plan Review at 90% Complete	<ul style="list-style-type: none"> St. George, UT One (1) Project Manager and one (1) Project Engineer Assume One (1) hour via teleconference (3 meetings)

EX Reimbursable Costs During Design. This section includes reimbursable items such as auto rental, mileage, lodging, per diem, and other miscellaneous expenses incurred in order to complete **Part A – Basic Services**.

PART B – SPECIAL SERVICES consists of the Design Survey Phase (invoiced on a not-to-exceed basis). Also included are direct subcontract costs for the proposed geotechnical investigation.

3.0 Design Survey Phase

3.01 Perform Topographical Survey. This task includes providing design survey services within the topographic survey limits shown in Exhibit No. 1 to support the design team for this project. Work items associated with this task include the following:

- ➔ Topographical survey of approximately 26 acres.
- ➔ Preparation of a survey plan that will determine the appropriate survey methods and equipment to be utilized.
- ➔ Mobile remote sensing light detection and ranging (LiDAR) mass data collection equipment will be used on this project to assist with densifying data and providing design teams with updated high-resolution datasets. The use of mobile LiDAR will greatly reduce the field time required and impact to airport operations and provide a superior densified cloud of data points that will be used to generate a bare earth Digital Terrain Model (DTM). The use of this technology requires a strict dedication to professional training and quality control. Processes used during these surveys are derived from hundreds of hours of research and development and investment in leading technologies.
- ➔ It is assumed that the Primary Airport Control Station (PACS) and Secondary Airport Control Stations (SACS) located on the airport are in good condition and can be verified; however, if it is found that the PACS and SACS are compromised, establishment of temporary airport control must be completed and tied to the national spatial reference system via static GPS observations. Following airport control verification/establishment, temporary project control, based upon the airport control PACS and SACS or temporary airport control, will be placed near the project area at intervals not to exceed 500 feet to control the project.
- ➔ Ground topography of non-pavement areas will be surveyed at 50-foot stations with associated cross sections having no greater than 25-foot spacing and will include additional shots as necessary to accurately depict breaklines. These ground topography areas will be surveyed with vertical accuracies not to exceed +/- 0.10 feet.
- ➔ Hard surface pavements for the runway and connector taxiways will be surveyed at 25-foot stations as well as all vertical and horizontal points of tangent/curve with associated cross sections having no greater than 25-foot spacing. All hard surface pavement will be surveyed with vertical accuracies not to exceed +/- 0.02 feet. Concrete joints will also be surveyed if applicable.

- ➔ Coordination with design staff to determine pavement tie-in locations. These locations will be surveyed with vertical accuracies of at least +/- 0.02 feet.
- ➔ Additional airfield elements that will be located and surveyed include aircraft tie-downs, guidance signs, airfield runway, taxiway, and/or apron lighting and paint markings, NAVAIDS within the project area (if any), and other airport features within the project area.
- ➔ Coordinate location and field marking of all existing utilities in the project limits with one-call services, airport operations staff, and/or private utility locators as necessary. Review of existing as-built and other construction records as necessary. All utility locates will be surveyed as marked by utility locators in the field. Points of utilities to be surveyed include, but are not limited to, all paint marks, hydrants, valves, hand holes, manholes, inlets, cleanouts, culverts, pipes, pedestals, meters, transformers, utility poles and other reasonably visible existing utility infrastructure components.
- ➔ During design, there may be the need to verify existing survey information or extend the limits of the existing survey.
- ➔ Reduce all field notes and pictures into a topographic survey report to be used by the Engineer.
- ➔ Prepare triangulated irregular network (TIN surface model) of existing ground contours, pavement edges, roadways, electrical equipment, drainage features, buildings, fences, and other miscellaneous entities.
- ➔ Generate three-dimensional contour model from TIN surface model.

The Topographical Survey shall be completed by, or under the direct supervision of, a state-licensed Professional Land Surveyor.

TASK 3 DELIVERABLES	TO FAA/STATE	TO SPONSOR
3.01 Topographical Survey		✓

TASK 3 MEETINGS/SITE VISITS	LOCATION/ATTENDEES/DURATION
3.01 Coordinate and Perform Topographical Survey	<ul style="list-style-type: none"> • St. George, UT One (1) Surveyor Assume one site visit with a total of 7 days of field work Assume travel to/from Denver, CO to St. George, UT with seven (7) overnight stays for the Surveyor for the site visit

EX Reimbursable Costs During Survey. This section includes reimbursable items such as auto rental, mileage, lodging, per diem, travel and other miscellaneous costs incurred in order to complete **Part B – Special Services**. Section 3 Reimbursables are invoiced on a not-to-exceed basis.

Special Considerations

Geotechnical Investigation. Soil samples for analysis must be taken for both the project site and all potential on-site borrow sources. Investigation and testing will also be performed to facilitate the pavement design per FAA Advisory Circular (AC) 150/5320-6 (Current Edition), *Airport Pavement Design and Evaluation*. The geotechnical investigation will include the following:

- ➔ Perform a geologic reconnaissance of the project site
- ➔ Soil boring and laboratory testing at approximately 22 project locations and at two potential on-site borrow sources with approximately 8 test pit locations

- ➔ Visual inspection and documentation of each soil boring
- ➔ Soil Classification/Atterberg Limits, Liquid Limit (LL), Plastic Limit (PL), Plasticity Index (PI)
- ➔ Hydrometer and Water-Soluble Sulfates/Corrosivity
- ➔ Moisture/Density Relations
- ➔ Swell/Consolidation Potential
- ➔ California Bearing Ratio
- ➔ Moisture content, density of undisturbed fine-grained samples
- ➔ Evaluate the existing runway liner performance and how it affects the anticipated heave over time and the depth of expansive clay over-excavation

Environmental Survey and Reports. Biological, cultural, wetlands and paleontological surveys and analysis will be completed to identify existing resources and satisfy City, State and Federal regulations. Field visits will be performed under the direct supervision of the Engineer. Final reports will be completed for each resource (biological, cultural, wetlands and paleontological) to be assessed in the CATEX.

Assumptions

The scope of services described previously, and the associated fees, are based on the following rates and assumed responsibilities of the Engineer and Sponsor.

1. For the purposes of estimating the amount of reimbursable expenses which will be incurred by the Engineer, the cost of mileage is calculated in accordance with the current IRS rate and per diem and lodging are calculated in accordance with applicable, current GSA rates. The actual amounts to be invoiced for mileage and per diem will be in accordance with the applicable, published IRS and GSA rates at the time of service and may vary from the rates used in the fee estimate. Lodging will be invoiced as an actual expense incurred.
2. It is anticipated there will be a minimum number of trips and site visits to the airport to facilitate the completion of the various phases listed in this scope. The number of trips, as well as the anticipated lengths and details of the trips, are included at the end of each phase above.
3. The Sponsor will provide existing mapping data including as-builts available for the project areas, aerial orthoimagery, subsurface conditions information such as prior geotechnical investigations in the project area and other available information in the possession of the Sponsor.
4. The Sponsor will provide an electronic copy of the current ALP to allow for updating of the plan upon completion of the project.
5. The Sponsor will coordinate with tenants as required to facilitate field evaluations.
6. All engineering work will be performed using accepted engineering principles and practices and provide quality products that meet or exceed industry standards. Dimensional criteria will be in accordance with FAA AC 150/5300-13 (Current Edition), *Airport Design*, and related circulars. Construction specifications will be in accordance with FAA AC 150/5370-10 (Current Edition), *Standard Specifications for Construction of Airports*, and the Northwest Mountain Region's Regional Updates for Specifying Construction of Airports and related circulars. Project planning, design, and construction will further conform to all applicable standards, including all applicable current FAA Advisory Circulars and Orders required for use in AIP-

funded projects and other national, state, or local regulations and standards, as identified and relevant to an airfield design and construction project.

7. The Engineer will utilize the following plan standards for the project:
 - ➔ Plans will be prepared using the Engineer's standards, unless the Sponsor provides its own standards upon Notice to Proceed.
 - ➔ Plan elevations will be vertical datum NAVD 88 derived from the existing control network.
 - ➔ Plan coordinates will be based on horizontal datum NAD 83/2011 State Plane Coordinates derived from the existing control network.
 - ➔ All plans will be stamped and signed by a state-licensed Professional Engineer, or Professional Land Surveyor, as required.
 - ➔ Plans prepared by subconsultants will be prepared using the same base maps, the same coordinate systems and the same plan layout and format as plans prepared by the Engineer.
 - ➔ The guidance included in FAA Memorandum, *FAA Review of Construction Plans and Specifications for AIP Funded Projects*, will be reviewed, incorporated and will supplement the Engineer's standards.
8. The Engineer will utilize the following assumptions when preparing the project manual for bidding and construction of the project:
 - ➔ The project manual Contract Documents will be developed by the Sponsor, with the Engineer adding the required FAA documents.
 - ➔ The Engineer is responsible for developing the contents of the document and including the Front-End contract documents which will be supplied by the Sponsor.
 - ➔ FAA General Provisions and required contract language will be used.
 - ➔ St. George City General Conditions will be used.
9. The Engineer must maintain records of design analyses and calculations consistent with typical industry standards, as required by the FAA, for a period of three years after the project is closed by the FAA.
10. Because the Engineer has no control over the cost of construction-related labor, materials, or equipment, the Engineer's opinions of probable construction costs will be made on the basis of experience and qualifications as a practitioner of his/her profession. The Engineer does not guarantee that proposals for construction, construction bids, or actual project construction costs will not vary from Engineer's estimates of construction cost.
11. An AC 150/5300-18B (or Current Edition) compliant survey is not required as a part of this project. No data will be submitted to Airports GIS (AGIS) through the Airport Data and Information Portal (ADIP).

Additional Services

The following items are not included under this agreement but will be considered as extra work:

- ➔ Redesign for the Sponsor's convenience or due to changed conditions after previous alternate direction and/or approval.

- ➔ Submittals or deliverables in addition to those listed herein.
- ➔ If a project audit occurs, the Engineer is prepared to assist the Sponsor in gathering and preparing the required materials for the audit.
- ➔ Serving as an expert witness for the Owner in any litigation, surety claim, contractor bond activation, or other proceeding involving the project.
- ➔ Legal, surety, or insurance support, coordination, and representation.

Extra Work will be as directed by the Sponsor in writing for an additional fee as agreed upon by the Sponsor and the Engineer.

**ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
APRIL 25, 2024, 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

**Mayor Michele Randall
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp**

EXCUSED:

**Councilmember Jimmie Hughes
Councilmember Dannielle Larkin**

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
Deputy City Recorder Brenda Hatch
Chief of Police Kyle Whitehead
Government Affairs Director Shawn Guzman
Airport Director Richard Stehmeier
Assistant City Attorney Alicia Galvany-Carlton
Parks and Community Services Director Shane Moore**

OTHERS PRESENT:

Several members of the public

CALL TO ORDER:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Ryan Dooley and The Pledge of Allegiance to the Flag was led by Councilmember Kemp.

Link to call to order, invocation, and flag salute: [00:00:00](#) [Recording 1]

DISCUSSION REGARDING SITLA AIRPORT MASTER PLAN:

This item was removed from the agenda.

DISCUSSION REGARDING A POSSIBLE ORDINANCE PERTAINING TO TAKE OFF AND LANDING ZONES, INCLUDING BUT NOT LIMITED TO HOT AIR BALLOONS, PARAMOTOR, HELICOPTER, AND OTHER HOBBY AIRCRAFT:

Link to presentation by Assistant City Attorney Alicia Galvany-Carlton, including discussion between Mayor Randall, the City Council, City Manager John Willis, City Attorney Ryan Dooley, Airport Director Richard Stehmeier, Parks and Community Services Director Shane Moore, Chief of Police Kyle Whitehead, and Public Comments from Kurt Brambell, Mike Brazell, Kevin Taylor, Eric Taylor, Brad Sheneman, Scott Gneiting, Dallin Sprigs, Russ Richard, Mike Bauwens, Mike Brazell, and Heather Watkins: [00:02:14](#) [Recording 1]

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**REPORTS AND UPDATES FROM THE MAYOR, COUNCILMEMBERS, CITY MANAGER,
AND CITY STAFF:**

Link to reports and updates [01:33:10](#) [Recording 1]

ADJOURN TO A CLOSED MEETING:

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.

Link to motion: [01:35:26](#) [Recording 1]

MOTION:

A motion was made by Councilmember Larsen to go into a closed session to discuss property acquisition.

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

SITE VISIT TO CITY HALL AT TOWN SQUARE CONSTRUCTION SITE:

Link to site discussion: [00:00:00](#) [Recording 2]

ADJOURN:

Link to motion: [00:00:00](#) [Recording 3]

MOTION:

A motion was made by Councilmember Tanner to adjourn.

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
MAY 2, 2024 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp**

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Assistant Public Works Director Wes Jenkins
Planner Mike Hadley
Community Development Director Carol Winner
Emergency Communications Manager Justin Grenier
Water Services Director Scott Taylor
Deputy City Attorney Jami Brackin**

OTHERS PRESENT:

**Jordan Merrill with the St. George Regional Hospital
Members of the Hope Squad from Bloomington Hills Elementary and Desert
Hills Middle School
Neil Smith and other members of the St. George Exchange Club
Several volunteers from Historic St. George Live
Resident Tyler Young
Resident Beverly Kirk
Resident Dan Bissell
Resident Katheryne Knight
Applicant Jared Bates
Applicant Doug Terry
Administrative Law Judge Lyn Creswell**

CALL TO ORDER:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Major Bob Schmig with the Salvation Army and The Pledge of Allegiance to the Flag was led by Councilmember Larkin.

Link to call to order, invocation, and flag salute: [00:00:00](#)

MAYOR'S RECOGNITIONS AND UPDATES:

Read a proclamation proclaiming May as Mental Health Month.

Link to Mayor Randall reading a proclamation proclaiming May as Mental Health Awareness Month; the proclamation was accepted by Jordan Merrill with St. George Regional Hospital and members of the Hope Squad from Bloomington Hills Elementary School and Desert Hills Middle School: 00:02:35

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READ A PROCLAMATION PROCLAIMING MAY 11, 2024, AS ST. GEORGE EXCHANGE CLUB'S 50TH ANNIVERSARY:

Link to Councilmember Tanner reading a proclamation proclaiming May 11, 2024 as St. George Exchange Club's 50th Anniversary; the proclamation was accepted by Neil Smith and other members of the St. George Exchange Club, including comments from Mayor Randall: [00:07:34](#)

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RECOGNIZE VOLUNTEERS FROM HISTORIC ST. GEORGE LIVE:

Link to Councilmember Larkin reading a statement recognizing volunteers from the Historic St. George Live, including comments from volunteer Nancy Carlton: 00:11:49

RECOGNIZE TYLER YOUNG:

Link to Mayor Randall reading a statement recognizing Tyler Young: [00:16:54](#)

COMMENTS FROM THE PUBLIC:

Link to introduction from Mayor Randall: [00:19:13](#)

Link to comments from resident Beverly Kirk: [00:19:40](#)

Link to comments from resident Dan Bissell: [00:24:05](#)

Link to comments from resident Katheryne Knight: [00:24:51](#)

Link to City Manager John Willis noting changes to the agenda: [00:27:25](#)

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.

5 **c. Consider approval of a Grant Award from Operation Underground**
6 **Railroad (OUR) for \$8,144.**
7

8 BACKGROUND and RECOMMENDATION: The St George Police Department needs
9 a way to safely work with electronic data, computers, cellphones, etc. without
10 compromising the digital evidence. While researching options, a product known
11 as a "Block Box" was identified as a solution to our investigative needs. The
12 device is used to prohibit cell, Wi-Fi, or other electronic access to digital evidence
13 and destroy/delete it before investigators can retrieve the needed data from a
14 recovered evidence item. The device is self-contained in the police department
15 and simply blocks signals to already recovered digital evidence devices. In an
16 effort to identify a funding source, the police department has received a one-time
17 grant from OUR, which will fund this project 100%. We are asking for approval of
18 the MOU between the St George Police Department and OUR, which will open this
19 funding source. Staff recommends approval.
20

21 **d. Consider approval to award bid to Ground Worx Corp for the Reuse**
22 **Center Crushing Project.**
23

24 BACKGROUND and RECOMMENDATION: The City has stockpiled approximately
25 10,000 tons of asphalt and concrete chunks that will be crushed into rock
26 aggregate material that can be used on city projects. Only one bid was received.
27 Staff recommends awarding the bid to Ground Worx Corporation for \$100,085.
28 This amount is \$20,687 lower than the original bid. Since there was only one
29 bidder, the city code allowed the amount to be negotiated lower. Staff
30 recommends approval.
31

32 **e. Consider the approval of Grant Offer AIP 3-49-0060-046-2024 for the**
33 **Construct Apron (South General Aviation Apron-Phase 2).**
34

35 BACKGROUND and RECOMMENDATION: This project will consist of constructing a
36 new aircraft parking apron and a new taxiway connector from Taxiway A to the
37 apron. The apron will be 800-feet long by 500-feet wide. The existing vehicle
38 service road will be realigned on the south side of the new apron. The apron and
39 taxiway will provide airside parking and infrastructure for an FBO development.
40 Staff recommends approval. The project is complete, and this grant is a
41 reimbursement from BIL grant for the work done.
42

43 **f. Consider approval of a Line Extension Agreement with Dixie Power for**
44 **the installation of street lighting on 3000 East.**
45

46 Dixie Power requires that customers (St. George) execute a line agreement
47 before completing work along 3000 East necessary to install needed street
48 lighting. Staff recommends approval.
49

50 **g. Consider approval of Amendment No. 3 to the Master Service Agreement**
51 **between City of St. George and Paymentus.**
52
53

5 BACKGROUND and RECOMMENDATION: This amendment renews the original
6 agreement between the City and Paymentus through May 12, 2028. Staff
7 recommends approval.
8

9 **h. Consider approval to award a bid to WRX Contracting for the**
10 **construction of portions of the Halfway Wash Trail (North).**
11

12 BACKGROUND and RECOMMENDATION: This portion of the trail will connect the
13 Snow Canyon Parkway trail to the Red Cliffs Desert Reserve. Staff met with
14 residents of the Paradise Canyon community in the area and addressed concerns
15 regarding the trail proximity to residents, the private roads etc. Adjustments
16 were made to the trail alignment based on resident feedback and a bridge was
17 added to the project. This keeps the trail within City property, gives residents
18 more of a buffer and provides a better trail experience. Staff recommends
19 awarding the bid to WRX Contracting in the amount of \$396,228.70. Staff
20 recommends approval.
21

22 **i. Consider approval of the minutes from the meetings held on April 4,**
23 **2024 and April 11, 2024.**
24

25 Link to presentation from City Manager John Willis: [00:27:44](#)

26 [Agenda Packet \[Page 9\]](#)
27

28 Link to motion: [00:28:10](#)
29

30 **MOTION:**

31 A motion was made by Councilmember Larkin to approve the consent
32 calendar as presented.
33

34 **SECOND:**

35 The motion was seconded by Councilmember Larsen.
36

37 **VOTE:**

38 Mayor Randall called for a vote, as follows:

39 Councilmember Hughes – aye
40 Councilmember Larkin – aye
41 Councilmember Larsen – aye
42 Councilmember Tanner – aye
43 Councilmember Kemp – aye
44

45 The vote was unanimous and the motion carried.
46

47 **PUBLIC HEARING/VACATE PORTION OF FLOOD CONTROL EASEMENT/ORDINANCE:**
48 **Public hearing and consideration of Ordinance No. 2024-021 to vacate a**
49 **portion of a flood control easement located at the rear of Lots 33 and 34,**
50 **River Bend Estates at Sunbrook.**
51

52 BACKGROUND and RECOMMENDATION: Doc. No's. 983381, 983382, and 983383
53 were recorded on November 7, 2005. River Bend Estates at Sunbrook was approved

5 by the Land Use Authority on the 15th day of June 2023 and recorded on the 16th
6 day of June 2023. The Flood Control Authority recommends approval.
7

8 Link to introduction from City Manager John Willis and presentation from Assistant
9 Public Works Director Wes Jenkins, including discussion between the City Council and
10 Mr. Jenkins: [00:28:25](#)
11

12 [Agenda Packet \[Page 118\]](#)
13

14 Link to public hearing; no comments were given: [00:29:45](#)
15

16 Link to comments from applicant Jared Bates: [00:30:09](#)
17

18 Link to motion: [00:31:00](#)
19

20 **MOTION:**

21 A motion was made by Councilmember Tanner to approve Ordinance No.
22 2024-021 to vacate a portion of a flood control easement located at the rear
23 of Lots 33 and 34, River Bend Estates at Sunbrook.
24

25 **SECOND:**

26 The motion was seconded by Councilmember Kemp.

27 **VOTE:**

28 Mayor Randall called for a roll call vote, as follows:

29 Councilmember Hughes – aye
30 Councilmember Larkin – aye
31 Councilmember Larsen – aye
32 Councilmember Tanner – aye
33 Councilmember Kemp – aye
34

35 The vote was unanimous and the motion carried.
36

37 **PUBLIC HEARING/VACATE A PORTION OF A MUNICIPAL UTILITY**
38 **EASEMENT/ORDINANCE:**

39 **Public hearing and consideration of Ordinance No. 2024-022 vacating a**
40 **portion of a municipal utility easement located between Lots 123 and 124 of**
41 **the Cecita Crest at Divario Phase 3.**
42

43 BACKGROUND and RECOMMENDATION: This subdivision plat was approved by the
44 Land Use Authority on the 14th day of November 2023. This subdivision plat was
45 recorded in the Office of the Washington County Recorder's Office on the 29th day of
46 November 2023.
47

48 Link to introduction from City Manager John Willis and presentation from Assistant
49 Public Works Director Wes Jenkins: [00:31:44](#)
50

51 [Agenda Packet \[Page 122\]](#)
52

53 Link to public hearing; no comments were given: [00:32:23](#)

5 Link to motion: [00:32:35](#)
6

7 **MOTION:**

8 A motion was made by Councilmember Larkin to approve Ordinance No.
9 2024-022 vacating a portion of a municipal utility easement located between
10 Lots 123 and 124 of the Cecita Crest at Divario Phase 3.

11 **SECOND:**

12 The motion was seconded by Councilmember Tanner.

13 **VOTE:**

14 Mayor Randall called for a roll call vote, as follows:

15
16 Councilmember Hughes – aye
17 Councilmember Larkin – aye
18 Councilmember Larsen – aye
19 Councilmember Tanner – aye
20 Councilmember Kemp – aye
21

22 The vote was unanimous and the motion carried.
23

24 **PUBLIC HEARING/VACATE PUBLIC UTILITY EASEMENT/ORDINANCE:**

25 **Public hearing and consideration of Ordinance No. 2024-023 vacating a**
26 **public utility easement located on west lot line of Lot 1, Morwood**
27 **Subdivision.**
28

29 BACKGROUND and RECOMMENDATION: The final plat was approved by the City
30 Council on the 4th day of August 1994. The final plat was recorded on the 15th day
31 of November 1994. JUC recommends approval.
32

33 Link to introduction from City Manager John Willis and presentation from Assistant
34 Public Works Director Wes Jenkins, including discussion between the City Council and
35 Mr. Jenkins: [00:33:04](#)
36

37 [Agenda Packet \[Page 126\]](#)
38

39 Link to public hearing; no comments were given: [00:35:45](#)
40

41 Link to motion: [00:36:03](#)
42

43 **MOTION:**

44 A motion was made by Councilmember Larkin to approve Ordinance No.
45 2024-023 vacating a public utility easement located on west lot line of Lot 1,
46 Morwood Subdivision with the conditions that the utility easement continue
47 along Valley View and along the south side of the property.

48 **SECOND:**

49 The motion was seconded by Councilmember Larsen.

50 **VOTE:**

51 Mayor Randall called for a roll call vote, as follows:
52
53

1 St. George City Council Minutes
2 May 2, 2024
3 Page Seven
4

5 Councilmember Hughes – aye
6 Councilmember Larkin – aye
7 Councilmember Larsen – aye
8 Councilmember Tanner – aye
9 Councilmember Kemp – aye
10

11 The vote was unanimous and the motion carried.
12

13 **PUBLIC HEARING/VACATE MUNICIPAL UTILITY EASEMENT/ORDINANCE:**
14 **Public hearing and consideration of Ordinance No. 2024-024 vacating a**
15 **portion of a municipal utility easement located between Lots 13 and 14 of**
16 **the Banded Ridge Subdivision.**
17

18 BACKGROUND and RECOMMENDATION: The Land Use Authority approved this final
19 subdivision plat on the 27th day of August 2021. The final subdivision plat was
20 recorded in the Washington County Recorder's Office on the 31st day of August
21 2021. JUC recommends approval with the condition that one of the water meter sets
22 is removed and one of the sewer laterals is capped.
23

24 Link to introduction from City Manager John Willis and presentation from Assistant
25 Public Works Director Wes Jenkins, including discussion between the City Council,
26 City Manager John Willis, and Mr. Jenkins: [00:36:38](#)
27

28 [Agenda Packet \[Page 130\]](#)
29

30 Link to public hearing; no comments were given: [00:40:57](#)
31

32 Link to motion: [00:41:12](#)
33

34 **MOTION:**

35 A motion was made by Councilmember Larsen to approve Ordinance No.
36 2024-024 vacating a portion of a municipal utility easement located between
37 Lots 13 and 14 of the Banded Ridge Subdivision.

38 **SECOND:**

39 The motion was seconded by Councilmember Hughes.

40 **VOTE:**

41 Mayor Randall called for a roll call vote, as follows:
42

43 Councilmember Hughes – aye
44 Councilmember Larkin – aye
45 Councilmember Larsen – aye
46 Councilmember Tanner – aye
47 Councilmember Kemp – aye
48

49 The vote was unanimous and the motion carried.
50
51
52
53

5 **SUBMISSION AND FILING OF THE FISCAL YEAR 2024-25 CITY MANAGER**
6 **RECOMMENDED BUDGET:**

7 **Submission and filing of the FY 2024-25 City Manager Recommended Budget**
8 **with the City Council (Discussion only).**
9

10 BACKGROUND and RECOMMENDATION: State Law requires the recommended
11 budget to be presented to the Mayor & City Council on or before the first regular
12 meeting in May of each year and to adopt the final budget on or before June 30th of
13 each year. Tonight's item will be for the submission and filing of the FY 2024-25 City
14 Manager Recommended Budget with the City Council. Staff will present a resolution
15 to accept and tentatively adopt the FY 2024-25 City Manager Recommended Budget
16 and to set the public hearing dates during the May 23rd City Council Meeting. This
17 year's budget work meeting with the Mayor and City Council is planned to be held on
18 May 16th. The tentative adoption of the FY 2025 budget and setting the public
19 hearing dates is planned for May 23rd. The Budget Town Hall meeting is planned to
20 be held on June 4th. This year's public hearings on the recommended budget are
21 proposed to be held during the regularly scheduled City Council meetings on
22 Thursday, June 6, 2024, and Thursday, June 20, 2024. Adoption of the final FY 2025
23 Budget is planned for during the June 20th City Council meeting. A copy of the
24 budget will be available for public review following tonight's City Council meeting on
25 the City's website at www.sgcityutah.gov and at City Hall in the City Recorder's
26 Office. Tonight's item requires no action from the City Council.
27

28 Link to introduction from City Manager John Willis and presentation from Budget and
29 Financial Planning Director Robert Myers, including discussion between the Mayor
30 Randall, the City Council, and Mr. Myers: [00:41:40](#)
31

32 [Agenda Packet \[Page 134\]](#)
33

34 **GENERAL PLAN AMENDMENT/ORDINANCE:**

35 **Consider approval of Ordinance No. 2024-025 changing the general plan**
36 **land-use map from LDR (Low Density Residential) and OS (Open Space) to**
37 **COM (Commercial) on approximately 7.13 acres. Case No. 2024-GPA-005.**
38

39 BACKGROUND and RECOMMENDATION: The property is zoned R-1-8 (Single Family
40 Residential, minimum lot size 8,000 sf), RE 37.5 (Residential Estates 37,500 sq. ft.
41 minimum lot size), C-2 (Commercial) & OS (Open Space). This application is to
42 change the General Plan from LDR (Low Density Residential) & OS (Open Space) to
43 COM (Commercial) for development in the future with the Commercial designation.
44 The Planning Commission held a public hearing on this proposal on April 9, 2024,
45 and recommended approval to the City Council with a vote of 5-0 and the condition
46 that the southernmost portion of the proposal stay open space.
47

48 Link to introduction from City Manager John Willis and presentation from Planner
49 Mike Hadley, including discussion between the City Council, Mayor Randall,
50 Community Development Director Carol Winner, applicant Doug Terry, and Mr.
51 Hadley: [00:48:20](#)
52

53 [Agenda Packet \[Page 135\]](#)

5 Link to motion: [00:56:03](#)
6

7 **MOTION:**

8 A motion was made by Councilmember Larkin to approve Ordinance No.
9 2024-025 changing the general plan land-use map from LDR (Low Density
10 Residential) and OS (Open Space) to COM (Commercial) and OS (Open
11 Space) on approximately 7.13 acres with as Mr. Terry stated, the demarcation
12 line being the retaining wall on the east side of the property.

13 **SECOND:**

14 The motion was seconded by Councilmember Tanner.

15 **VOTE:**

16 Mayor Randall called for a roll call vote, as follows:
17

18 Councilmember Hughes – aye
19 Councilmember Larkin – aye
20 Councilmember Larsen – aye
21 Councilmember Tanner – aye
22 Councilmember Kemp – aye
23

24 The vote was unanimous and the motion carried.
25

26 **GENERAL PLAN AMENDMENT/ORDINANCE:**

27 **Consider approval of Ordinance No. 2024-026 changing the general plan**
28 **land-use map from RES (Residential), OS (Open Space), FP (Floodplain) and**
29 **PK (Park) to COM (Commercial) and OS (Open Space) on approximately 115**
30 **acres. Case No. 2024-GPA-007.**
31

32 BACKGROUND and RECOMMENDATION: This General Plan Amendment is for land
33 generally located southeast off exit 7 along Southern Parkway and northeast of
34 Airport Road. The property is zoned CRM (Commercial Residential Mixed Use) and
35 PD-R (Planned Development Residential). This application is to change the General
36 Plan from RES (Residential), OS (Open Space), FP (Flood Plain) and PK (Park) to
37 COM (Commercial) and OS (Open Space). The Planning Commission held a public
38 hearing on April 9, 2024, and recommended approval to the City Council with a vote
39 of 6-0 and no conditions.
40

41 Link to introduction from City Manager John Willis and presentation from Planner
42 Mike Hadley, including discussion between the City Council and Mr. Hadley: [00:56:52](#)
43

44 [Agenda Packet \[Page 149\]](#)
45

46 Link to motion: [00:58:46](#)
47

48 **MOTION:**

49 A motion was made by Councilmember Hughes to approve Ordinance No.
50 2024-026 changing the general plan land-use map from RES (Residential),
51 OS(Open Space), FP (Floodplain) and PK (Park) to COM (Commercial) and OS
52 (Open Space). on approximately 115 acres.
53

5 **SECOND:**

6 The motion was seconded by Councilmember Larkin.

7 **VOTE:**

8 Mayor Randall called for a roll call vote, as follows:
9

10 Councilmember Hughes – aye
11 Councilmember Larkin – aye
12 Councilmember Larsen – aye
13 Councilmember Tanner – aye
14 Councilmember Kemp – aye
15

16 The vote was unanimous and the motion carried.
17

18 **ADD STREET NAME TO 3850 EAST STREET/RESOLUTION:**

19 **Consider approval of Resolution No. 2024-009R to add the street name of**
20 **Breckenridge Drive to the already numbered street of 3850 East Street**
21 **located on the north side of 2450 South Street and north to the municipal**
22 **boundary line.**
23

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

30 Link to introduction from City Manager John Willis and presentation from Assistant
31 Public Works Director Wes Jenkins: [00:59:21](#)
32

33 [Agenda Packet \[Page 173\]](#)
34

35 Link to motion: [01:00:15](#)
36

37 **MOTION:**

38 A motion was made by Councilmember Tanner to approve Resolution No.
39 2024-009R to add the street name of Breckenridge Drive to the already
40 numbered street of 3850 East Street located on the north side of 2450 South
41 Street and north to the municipal boundary line.
42

43 **SECOND:**

44 The motion was seconded by Councilmember Kemp.

45 **VOTE:**

46 Mayor Randall called for a roll call vote, as follows:
47

48 Councilmember Hughes – aye
49 Councilmember Larkin – aye
50 Councilmember Larsen – aye
51 Councilmember Tanner – aye
52 Councilmember Kemp – aye
53

The vote was unanimous and the motion carried.

INTERLOCAL AGREEMENT/RESOLUTION:

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.

Link to introduction from City Manager John Willis and presentation from Assistant City Attorney Daniel Baldwin, including comments from Mayor Randall: [01:00:48](#)

[Agenda Packet \[Page 175\]](#)

Link to motion: [01:01:45](#)

MOTION:

A motion was made by Councilmember Larsen to approve Resolution No. 2024-010R entering into Interlocal Agreement with Dixie Technical College to install signs on City light poles.

SECOND:

The motion was seconded by Councilmember Hughes

VOTE:

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

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

INTERLOCAL AGREEMENT/RESOLUTION:

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.

Link to introduction from City Manager John Willis and presentation from Emergency Communications Manager Justin Grenier: [01:02:20](#)

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Link to motion: [01:03:45](#)

MOTION:

A motion was made by Councilmember Kemp to approve 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.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

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

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

**APPROVE 2023 MUNICIPAL WASTEWATER PLANNING PROGRAM
REPORT/RESOLUTION:**

**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.

Link to introduction from City Manager John Willis and presentation from Water Services Director Scott Taylor, including discussion between the City Council, and Mr. Taylor: [01:04:21](#)

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Link to motion: [01:13:19](#)

MOTION:

A motion was made by Councilmember Kemp to approve Resolution No. 2024-012R approving the 2023 Municipal Wastewater Planning Program report.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

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

5 Councilmember Hughes – aye
6 Councilmember Larkin – aye
7 Councilmember Larsen – aye
8 Councilmember Tanner – aye
9 Councilmember Kemp – aye
10

11 The vote was unanimous and the motion carried.
12

13 Link to comments from Councilmember Larsen: [01:13:50](#)
14

15 **AMEND CITY CODE/ORDINANCE:**

16 **Consider approval of Ordinance No. 2024-027 amending Title 7 Chapter 5**
17 **Section 10 of the City code to allow for polyurethane casket vaults in City**
18 **cemeteries.**
19

20 BACKGROUND and RECOMMENDATION: The City Code currently only allows for
21 concrete casket vaults. To allow for polyurethane vaults, the City Code needs to be
22 amended. Staff recommends approval of the ordinance.
23

24 Link to introduction from City Manager John Willis and presentation from City
25 Attorney Ryan Dooley, including discussion between the City Council, Mayor Randall,
26 and Mr. Dooley: [01:14:43](#)
27

28 [Agenda Packet \[Page 215\]](#)
29

30 Link to motion: [01:16:36](#)
31

32 **MOTION:**

33 A motion was made by Councilmember Hughes to approve Ordinance No.
34 2024-027 amending Title 7 Chapter 5 Section 10 of the City code to allow for
35 polyurethane casket vaults in City cemeteries.
36

37 **SECOND:**

38 The motion was seconded by Councilmember Tanner.
39

40 **VOTE:**

41 Mayor Randall called for a roll call vote, as follows:

42 Councilmember Hughes – aye
43 Councilmember Larkin – aye
44 Councilmember Larsen – aye
45 Councilmember Tanner – aye
46 Councilmember Kemp – aye
47

48 The vote was unanimous and the motion carried.
49

50 **AMEND CITY CODE/ORDINANCE:**

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

5 BACKGROUND and RECOMMENDATION: The City Council may, by ordinance, allow a
6 person to operate a golf cart on specified roads within City limits as ordained by Utah
7 Code Annotated §41-6a-1510. Because many people already use golf carts within
8 the City, this ordinance will establish where golf carts may be driven, will add
9 definitions, will impose restrictions, will establish penalties, and will require a fine for
10 any violation of this ordinance. Staff recommends approval.
11

12 Link to introduction from City Manager John Willis and presentation from Chief
13 Whitehead, including discussion between City Manager John Willis, the City Council,
14 City Attorney Ryan Dooley, and Chief Whitehead: [01:17:17](#)
15

16 [Agenda Packet \[Page 218\]](#)
17

18 Link to motion: [01:23:17](#)
19

20 **MOTION:**

21 A motion was made by Councilmember Larkin to approve Ordinance No.
22 2024-028 enacting Title 6 Chapter 6 Sections 1 through 6 of the City Code
23 authorizing golf cart usage within the City.
24

25 **SECOND:**

26 The motion was seconded by Councilmember Kemp.

27 **VOTE:**

28 Mayor Randall called for a roll call vote, as follows:

29 Councilmember Hughes – aye
30 Councilmember Larkin – aye
31 Councilmember Larsen – aye
32 Councilmember Tanner – aye
33 Councilmember Kemp – aye
34

35 The vote was unanimous and the motion carried.
36

37 **AMEND CITY CODE/ORDINANCE:**

38 **Consider approval of Ordinance No. 2024-029 amending the administrative**
39 **appeals processes.**
40

41 BACKGROUND and RECOMMENDATION: There are inconsistencies within the City
42 Code regarding the appeals process and this is an attempt to clean up the process
43 and make it uniform. Staff recommends approval.
44

45 Link to introduction from City Manager John Willis and presentation from Deputy City
46 Attorney Jami Brackin, including discussion between the City Council, Administrative
47 Law Judge Lyn Creswell, and Ms. Brackin: [01:23:47](#)
48

49 [Agenda Packet \[Page 223\]](#)
50

51 Link to motion: [01:27:32](#)
52
53

5 **MOTION:**

6 A motion was made by Councilmember Larsen to approve Ordinance No.
7 2024-029 amending the administrative appeals processes.

8 **SECOND:**

9 The motion was seconded by Councilmember Larkin.

10 **VOTE:**

11 Mayor Randall called for a roll call vote, as follows:
12

13 Councilmember Hughes – aye
14 Councilmember Larkin – aye
15 Councilmember Larsen – aye
16 Councilmember Tanner – aye
17 Councilmember Kemp – aye
18

19 The vote was unanimous and the motion carried.

20
21 Link to comments from City Attorney Lyn Creswell: [01:28:00](#)
22

23 **APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY:**

24 Link to Mayor Randall recommending the appointment of Todd Prince to the Historic
25 Preservation Board: [01:28:33](#)
26

27 Link to motion: [01:28:47](#)
28

29 **MOTION:**

30 A motion was made by Councilmember Kemp to appoint Todd Prince to the
31 Historic Preservation Commission.

32 **SECOND:**

33 The motion was seconded by Councilmember Hughes.

34 **VOTE:**

35 Mayor Randall called for a vote, as follows:
36

37 Councilmember Hughes – aye
38 Councilmember Larkin – aye
39 Councilmember Larsen – aye
40 Councilmember Tanner – aye
41 Councilmember Kemp – aye
42

43 The vote was unanimous and the motion carried.
44

45 **REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:**

46 Link to reports from Councilmember Kemp: [01:29:18](#)
47

48 Link to reports from Councilmember Larsen: [01:29:57](#)
49

50 **ADJOURN TO A CLOSED MEETING:**

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

5 Link to motion: [01:30:16](#)
6

7 **MOTION:**

8 A motion was made by Councilmember Larkin to adjourn to a closed meeting
9 to discuss professional competence.

10 **SECOND:**

11 The motion was seconded by Councilmember Kemp.

12 **VOTE:**

13 Mayor Randall called for a vote, as follows:
14

15 Councilmember Hughes – aye
16 Councilmember Larkin – aye
17 Councilmember Larsen – aye
18 Councilmember Tanner – aye
19 Councilmember Kemp – aye
20

21 The vote was unanimous and the motion carried.
22

23 **ADJOURN:**

24 The meeting adjourned following the closed meeting.
25
26
27
28
29

30 _____
Christina Fernandez, City Recorder

**ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
MAY 9, 2024, 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

Mayor Michele Randall (Present via Google Meet)
Mayor Pro Tem Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp

EXCUSED:

City Manager John Willis

STAFF MEMBERS PRESENT:

City Attorney Ryan Dooley
Deputy City Recorder Annette Hansen
Deputy City Attorney Jami Brackin
Police Chief Kyle Whitehead
Fire Chief Robert Stoker
Battalion Chief Coty Chadburn
Fire Mashall Brett Remund
Airport Manager Rich Stehmeier
Special Events Coordinator Sarah Reber
Operations Director Marc Mortensen

OTHERS PRESENT:

SITLA Representative Gregg McArthur
Craig Coats with Alliance Consulting

CALL TO ORDER, INVOCATION AND FLAG SALUTE:

Mayor Pro Tem Hughes called the meeting to order and welcomed all in attendance.
The invocation was offered by Chaplain Curt Sorweid with the Southland Bible Church and The Pledge of Allegiance to the Flag was led by Councilmember Larkin.

Link to call to order, invocation, and flag salute: [00:00:00](#)

DISCUSSION REGARDING THE SITLA AIRPORT MASTER PLAN:

Link to presentation from Public Works Director Cameron Cutler, including discussion between Mayor Pro Tem Hughes, the City Council, Craig Coats with Alliance Consulting, SITLA representative Gregg McArthur, and Mr. Cutler: [00:02:16](#)

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DISCUSSION REGARDING THE USE OF THE ALLEYWAY AT MAIN STREET AND TABERNACLE:

Link to presentation from Special Events Coordinator Sarah Reber, including discussion between Fire Chief Robert Stoker, City Attorney Ryan Dooley, the City Council, Mayor Pro Tem Hughes, Police Chief Kyle Whitehead, Operations Director Marc Mortensen, Mayor Randall, and Ms. Reber: [00:37:46](#)

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6 **REPORTS FROM MAYOR, COUNCILMEMBERS, CITY MANAGER, AND CITY STAFF:**

7 Link to reports from Councilmember Larkin: [01:12:00](#)

8
9 Link to reports from Councilmember Larsen: [01:12:22](#)
10

11 **ADJOURN TO A CLOSED MEETING:**

12 **Request a closed meeting to discuss property acquisition or sale.**

13
14 Link to motion: [01:14:13](#)
15

16 **MOTION:**

17 A motion was made by Councilmember Larsen to adjourn to a closed meeting
18 to discuss property acquisition.

19 **SECOND:**

20 The motion was seconded by Councilmember Larkin.

21 **VOTE:**

22 Mayor Pro Tem Hughes called for a vote, as follows:

23
24 Councilmember Hughes – aye
25 Councilmember Larkin – aye
26 Councilmember Larsen – aye
27 Councilmember Tanner – aye
28 Councilmember Kemp – aye
29

30 The vote was unanimous and the motion carried.
31

32 **ADJOURN:**

33 The meeting adjourned following the closed meeting.
34

35 **MOTION:**

36 A motion was made by Councilmember Kemp to adjourn.

37 **SECOND:**

38 The motion was seconded by Councilmember Larsen.

39 **VOTE:**

40 Mayor Pro Tem Hughes called for a vote, as follows:

41
42 Councilmember Hughes – aye
43 Councilmember Larkin – aye
44 Councilmember Larsen – aye
45 Councilmember Tanner – aye
46 Councilmember Kemp – aye
47

48 The vote was unanimous and the motion carried.
49
50
51
52
53

**ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
MAY 16, 2024, 9:00 A.M.
DIXIE POWER ADMINISTRATION BUILDING**

PRESENT:

**Mayor Michele Randall
Councilmember Jimmie Hughes – arrived at 9:30 a.m.
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp**

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Budget and Financial Planning Director Robert Myers
Assistant Budget Director Chad Moultrie
Operations Director Marc Mortensen
Energy Services Director Bryan Dial
Water Services Director Scott Taylor
Human Resources Director Pennie Hancock
Communication and Marketing Director David Cordero
Community Development Director Carol Winner
Public Works Director Cameron Cutler
Police Chief Kyle Whitehead
Fire Chief Robert Stoker
Economic Development Director Chad Thomas
Administrative Services Director Trevor Coombs
Finance Manager Tiffany LaJoice
Parks and Community Services Director Shane Moore
Airport Manager Rich Stehmeier
Executive Assistant Emilie Pinkelman**

DISCUSSION REGARDING THE FISCAL YEAR 2024-2025 BUDGET:

Link to presentation from City Manager John Willis and Budget and Financial Planning Director Robert Myers, including discussion between the City Council, City Manager John Willis, Mayor Randall, Public Works Director, Administrative Services Director Trevor Coombs, Assistant Budget Director Chad Moultrie, and Mr. Myers: [00:00:00](#) [Recording 1]

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Link to presentation from Police Chief Kyle Whitehead, including discussion between the City Council, Operations Director Marc Mortensen, Budget and Financial Planning Director Robert Myers, and Chief Whitehead: [00:46:48](#) [Recording 1]

Link to presentation from Fire Chief Robert Stoker, including discussion between the City Council, Budget and Financial Planning Director Robert Myers, City Manager John Willis, and Chief Stoker: [00:56:09](#) [Recording 1]

5 Link to introduction from Budget and Financial Planning Director Rober Myers and
6 presentation from Airport Manager Rich Stehmeier, including discussion between the
7 City Council, and Mr. Stehmeier: [01:07:50](#) [Recording 1]
8

9 Link to introduction from Budget and Financial Planning Director Rober Myers and
10 presentation from Public Works Director Cameron Cutler, including discussion
11 between the City Council, City Manager John Willis, and Mr. Cutler: [01:17:29](#)
12 [Recording 1]
13

14 Link to introduction from Budget and Financial Planning Director Rober Myers and
15 presentation from Community Development Director Carol Winner, including
16 discussion between the City Council, Mayor Randall, City Manager John Willis, Parks
17 and Community Services Director Shane Moore, and Ms. Winner: [01:31:40](#)
18 [Recording 1]
19

20 Link to introduction from Budget and Financial Planning Director Rober Myers and
21 presentation from Operations Director Marc Mortensen, including discussion between
22 the City Council, City Manager John Willis, Mayor Randall, and Mr. Mortensen:
23 [01:35:24](#) [Recording 1]
24

25 Link to introduction from Budget and Financial Planning Director Rober Myers and
26 presentation from Parks and Community Services Director Shane Moore, including
27 discussion between the City Council, Mayor Randall, Police Chief Kyle Whitehead, and
28 Mr. Moore: [01:53:05](#) [Recording 1]
29

30 Link to presentation from Budget and Financial Planning Director Robert Myers,
31 including discussion between the City Council, City Attorney Ryan Dooley, and Mr.
32 Myers: [02:16:45](#) [Recording 1]
33

34 Mayor Randall called for a short recess.
35

36 Link to presentation from Budget and Financial Planning Director Robert Myers,
37 including discussion between the City Council: [00:00:12](#) [Recording 2]
38

39 Link to introduction from Budget and Financial Planning Director Robert Myers and
40 presentation from Water Services Director Scott Taylor, including discussion between
41 the City Council, Mayor Randall, Administrative Services Director Trevor Coombs,
42 and Mr. Taylor: [00:03:16](#) [Recording 2]
43

44 Link to and presentation from Energy Services Director Bryan Dial, including
45 discussion between the City Council, and Mr. Dial: [00:14:57](#) [Recording 2]
46

47 Link to presentation from Budget and Financial Planning Director Robert Myers,
48 including discussion between the City Council, and Mr. Myers: [00:22:50](#) [Recording
49 2]
50

51 Link to introduction from Budget and Financial Planning Director Robert Myers and
52 presentation from Public Works Director Cameron Cutler: [00:23:50](#) [Recording 2]
53

5 Link to presentation from Budget and Financial Planning Director Robert Myers,
6 including discussion between the City Council, City Manager John Willis, Public Works
7 Director Cameron Cutler, Administrative Services Director Trevor Coombs, and Mr.
8 Myers: [00:25:50](#) [Recording 2]
9

10 Link to introduction from Budget and Financial Planning Director Robert Myers and
11 presentation from Airport Manager Rich Stehmeier, including discussion between the
12 City Council, and Mr. Stehmeier: [00:37:17](#) [Recording 2]
13

14 Link to presentation from Parks and Community Services Director Shane Moore,
15 including discussion between the City Council, Mayor Randall, City Attorney Ryan
16 Dooley, City Manager John Willis, and Mr. Moore: [00:42:29](#) [Recording 2]
17

18 Mayor Randall called for a recess.
19

20 Link to presentation from Fire Chief Robert Stoker, including discussion between the
21 City Council, City Manager John Willis, Mayor Randall, Budget and Financial Planning
22 Director Robert Myers, Administrative Services Director Trevor Coombs, and Chief
23 Stoker: [00:00:16](#) [Recording 3]
24

25 Link to presentation from Public Works Director Cameron Cutler, including discussion
26 between the City Council, Mayor Randall, City Manager John Willis, and Mr. Cutler:
27 [00:24:33](#) [Recording 3]
28

29 Link to presentation from Budget and Financial Planning Director Robert Myers,
30 including discussion between the City Council and Mr. Myers: [00:35:05](#) [Recording 3]
31

32 Link to introduction from Budget and Financial Planning Director Robert Myers and
33 presentation from Public Works Director Cameron Cutler, including discussion
34 between the City Council, Administrative Services Director Trevor Coombs, Finance
35 Manager Tiffany LaJoice, Mayor Randall, City Manager John Willis, Budget and
36 Financial Planning Director Robert Myers, and Mr. Cutler: [00:39:08](#) [Recording 3]
37

38 Link to presentation from Budget and Financial Planning Director Robert Myers,
39 including discussion between the City Council, Administrative Services Director
40 Trevor Coombs, Finance Manager Tiffany LaJoice, Mayor Randall, and Mr. Myers:
41 [00:47:49](#) [Recording 3]
42

43 Link to presentation from Parks and Community Services Shane Moore, including
44 discussion between the City Council, Administrative Services Director Trevor
45 Coombs, Budget and Financial Planning Director Robert Myers, Mayor Randall,
46 Finance Manager Tiffany LaJoice, and Mr. Moore: [00:52:17](#) [Recording 3]
47

48 Link to presentation from Budget and Financial Planning Director Robert Myers:
49 [01:03:00](#) [Recording 3]
50

51 Link to comments from Mayor Randall and the City Council: [01:05:58](#) [Recording 3]
52
53

5 Link to closing remarks from Budget and Financial Planning Manager Robert Myers,
6 including discussion between the City Council, Mayor Randall, and Mr. Myers:

7 [01:07:56](#) [Recording 3]
8

9 **REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:**

10 No reports were given.
11

12 **ADJOURN TO A CLOSED MEETING:**

13 **Request a closed session to discuss litigation, security, property**
14 **acquisition or sale or the character and professional competence or**
15 **physical or mental health of an individual.**
16

17 A closed meeting was not held.
18

19 **ADJOURN:**

20 Link to motion: [01:14:01](#) [Recording 3]
21

22 **MOTION:**

23 A motion was made by Councilmember Larsen to adjourn.

24 **SECOND:**

25 The motion was seconded by Councilmember Larkin.
26

27 **VOTE:**

28 Mayor Randall called for a vote, as follows:

29 Councilmember Hughes – aye
30 Councilmember Larkin – aye
31 Councilmember Larsen – aye
32 Councilmember Tanner – aye
33 Councilmember Kemp – aye
34

35 The vote was unanimous and the motion carried.
36
37
38
39
40

41 _____
Christina Fernandez, City Recorder

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
MAY 16, 2024, 9:00 A.M.
DIXIE POWER ADMINISTRATION BUILDING**

PRESENT:

**Mayor Michele Randall
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp**

EXCUSED:

Councilmember Jimmie Hughes

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Budget and Financial Planning Director Robert Myers
Assistant Budget Director Chad Moultrie
Operations Director Marc Mortensen
Energy Services Director Bryan Dial
Water Services Director Scott Taylor
Human Resources Director Pennie Hancock
Communication and Marketing Director David Cordero
Community Development Director Carol Winner
Public Works Director Cameron Cutler
Police Chief Kyle Whitehead
Fire Chief Robert Stoker
Economic Development Director Chad Thomas
Administrative Services Director Trevor Coombs
Finance Manager Tiffany LaJoice
Parks and Community Services Director Shane Moore
Airport Manager Rich Stehmeier
Executive Assistant Emilie Pinkelman**

CALL TO ORDER, INVOCATION AND FLAG SALUTE:

Mayor Randall called the meeting to order and welcomed all in attendance. The invocation was offered by Dana Moody with the Church of Jesus Christ of Latter-day Saints and The Pledge of Allegiance to the Flag was led by

Link to call to order, invocation, and flag salute: [00:00:00](#)

CONSENT CALENDAR:

- a. Consider approval to award bid to AJ Construction Inc. for the roof reconstruction for Fire Station #6.**

BACKGROUND and RECOMMENDATION: Fire Station #6 was built in the late 1990s. Two other identical fire stations were built in Santa Clara and Washington near the same time and both of those fire stations' roof trusses failed, causing extensive damage to the building, fire trucks and equipment. We identified a similar truss problem in Fire Station #6 last year which could result in a

5 catastrophic failure . We submitted a claim through the Utah Local Government
6 Trust, but unfortunately, they denied the claim due to this being a construction
7 and design deficiency. We hired MRW to redesign the roof and recommend
8 approval of a contract with AJ Construction to perform the work. In late 2023 we
9 received a bid from North Star Restoration to repair the roof in the amount of
10 \$266,799. The contract with AJ Construction on this repair falls under their state
11 contract #MA 3915. Staff recommends awarding the bid to AJ Construction, Inc.
12

13 **b. Consider approval of accepting a grant award from Rocky Mountain High-**
14 **Intensity Drug Trafficking Area (RMHIDTA) for \$172,580.00.**

15
16 BACKGROUND and RECOMMENDATION: The St George City Police Department is
17 the Washington County Drug Task Force (WCDF) fiduciary. RMHIDTA and the
18 WCDF collectively work together to combat illicit drug sales in Washington
19 County, including St George City. St George City and the WCDF have been
20 long-time partners with RMHIDTA, and St George City has been the recipient of
21 this grant for many years. The money is used for various investigative and
22 personnel costs associated with their mission. Without the grant from RMHIDTA,
23 the WCDF would be unable to support many significant drug investigations that
24 have resulted in the seizure of thousands of pounds of illicit narcotics destined for
25 our communities. The RMHIDTA grant is a competitive award, and we were
26 awarded \$172,580.00 for the RMHIDTA grant cycle 2024. The grant-required
27 reporting metrics are evaluated yearly and are well within the scope of
28 investigative work already being done by our team. Staff recommends approval.
29

30 **c. Consider approval of Grant Offer AIP-3-49-0060-049-2024 for the**
31 **Coronavirus Aid, Relief, and Economic Security Act (CARES Act)**
32 **Development Addendum for Construct Apron (South General Aviation**
33 **Apron - Phase 3).**
34

35 BACKGROUND and RECOMMENDATION: Whitaker Construction Company was
36 awarded the project for \$4,955,335 on May 8, 2023. Construction commenced
37 when the Notice to Proceed was issued May 25, 2023. By mid-September 2023,
38 the project was substantially complete, with project punch list items completed
39 and accepted February 2024. Final project administrative documentation has
40 been completed and submitted to the FAA for review, acceptance and project
41 closeout by June 2024. This airport development project includes federal and
42 local funding. The federal funding consists of FY2022, FY2023 and FY2024 BIL
43 AIG (AIP-044 and AIP-046) and this CARES Act "development addendum" (AIP-
44 049). Staff recommends approval.
45

46 **d. Consider approval of the bid award for bid # 24-118 for the Construction**
47 **of Airport Parkway Extension and Multi-Use Trail to JP Excavating, Inc.**
48

49 BACKGROUND and RECOMMENDATION: Bid proposals for the above referenced
50 project were received and opened on May 2, 2024. A total of four (4) prime
51 contractors submitted formal bids. The bid proposal for this project consisted of
52 three (3) schedules. Schedule I – Construct 2,900-ft Airport Parkway Extension
53 Schedule II – Construct 600-ft Airport Parkway Extension Schedule III –

5 Construct Multi-Use Trail. Staff recommends awarding the bid to JP Excavating,
6 Inc. in the amount of \$2,115,487.
7

8 **e. Consider approval of a consulting contract with St. George Blvd. Partners**
9 **for the 100 West Project.**

10
11 BACKGROUND and RECOMMENDATION: Having gone through the RFQ process
12 the selection committee recommended this group for the design of the 100 West
13 Project. Staff recommends approval.
14

15 **f. Consider approval of a Reimbursement Agreement with Quality**
16 **Excavation for 16"and 18" Waterlines in Desert Canyons.**

17
18 BACKGROUND and RECOMMENDATION: Quality Excavation is installing culinary
19 and irrigation lines as part of the construction improvements for the Desert
20 Reflection Subdivision. To save costs of installing the lines in an existing
21 roadway at a later date, staff is proposing to pay the costs to upsize the lines
22 now as part of the subdivision improvements. Staff recommends approval.
23

24 **g. Consider approval of a grant agreement for the Graveyard Wash**
25 **Reservoir Project.**

26
27 BACKGROUND and RECOMMENDATION: During the 2023 Legislative Session, the
28 City was awarded a grant for the Graveyard Wash Reservoir Project in the
29 amount of \$13,066,000. Execution of this agreement is necessary for the grant
30 acceptance. Staff recommends approval.
31

32 Link to presentation from Mayor Randall: [00:01:56](#)

33
34 [Agenda Packet \[Page 4\]](#)

35
36 Link to motion: [00:02:16](#)
37

38 **MOTION:**

39 A motion was made by Councilmember Larkin to approve the consent
40 calendar as presented.

41 **SECOND:**

42 The motion was seconded by Councilmember Larsen.

43 **VOTE:**

44 Mayor Randall called for a vote, as follows:
45

46 Councilmember Larkin – aye
47 Councilmember Larsen – aye
48 Councilmember Tanner – aye
49 Councilmember Kemp – aye
50

51 The vote was unanimous and the motion carried.
52
53

5 **ADJOURN:**

6 Link to motion: [00:02:43](#)
7

8 **MOTION:**

9 A motion was made by Councilmember Kemp to adjourn and go into the work
10 meeting.

11 **SECOND:**

12 The motion was seconded by Councilmember Larkin.

13 **VOTE:**

14 Mayor Randall called for a vote, as follows:

15
16 Councilmember Larkin – aye
17 Councilmember Larsen – aye
18 Councilmember Tanner – aye
19 Councilmember Kemp – aye
20

21 The vote was unanimous and the motion carried.
22
23
24
25
26

27

Christina Fernandez, City Recorder

**JOINT ST. GEORGE CITY COUNCIL
AND PLANNING COMMISSION MINUTES
WORK MEETING
MAY 23, 2024 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

**Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp
Planning Commission Member Austin Anderson
Planning Commission Member Ben Rogers
Planning Commission Member Kelly Casey**

EXCUSED:

**Planning Commission Member Nathan Fisher
Planning Commission Member Lori Chapman
Planning Commission Member Teri Draper
Planning Commission Member Brandon Anderson**

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
Deputy City Attorney Jami Brackin
City Recorder Christina Fernandez
Community Development Director Carol Winner
Planner Dan Boles**

OTHERS PRESENT:

**Youth City Council Mayor Mya Htun
Applicants Lynn Potter and Diana Powell**

Link to welcome: [00:00:00](#)

**DISCUSSION REGARDING AMENDMENTS TO CITY CODE TO ADD LIVE/WORK
UNITS IN THE RCC (RESIDENTIAL CITY CENTER) ZONE:**

Link to introduction from City Manager John Willis and presentation from Community Development Director Carol Winner, including discussion between the City Council, City Manager John Willis, Planning Commission Members, Mayor Randall, applicant Lynn Potter, Deputy City Attorney Jami Brackin, and Ms. Winner: [00:01:20](#)

[Agenda Packet \[Page 7\]](#)

**DISCUSSION REGARDING AMENDMENTS TO CITY CODE PERTAINING TO PDMU
(PLANNED DEVELOPMENT MIXED USE):**

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between the City Council, City Manager John Willis, Planning Commission Members, Mayor Randall, and Mr. Boles: [00:45:10](#)

[Agenda Packet \[Page 19\]](#)

5 **ADJOURN TO THE CITY COUNCIL REGULAR MEETING:**
6 **Adjourn and reconvene in a Regular Meeting of the City Council.**
7

8 Link to motion: [00:50:14](#)
9

10 **MOTION:**

11 A motion was made by Councilmember Larsen to adjourn from the joint work
12 meeting and move into the City Council regular meeting.

13 **SECOND:**

14 The motion was seconded by Councilmember Hughes.

15 **VOTE:**

16 Mayor Randall called for a vote, as follows:
17

18 Councilmember Hughes – aye
19 Councilmember Larkin – aye
20 Councilmember Larsen – aye
21 Councilmember Tanner – aye
22 Councilmember Kemp – aye
23

24 The vote was unanimous and the motion carried.
25
26
27

28
29 _____
Christina Fernandez, City Recorder

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
MAY 23, 2024 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp**

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Budget and Financial Planning Director Robert Myers
Parks and Community Services Director Shane Moore
Planner Mike Hadley
Community Services Director Carol Winner
Energy Services Director Bryan Dial**

OTHERS PRESENT:

**Youth City Council Mayor Mya Htun
Applicant Tim Stewart**

CALL TO ORDER:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Deanna Martin with the Church of Jesus Christ of Latter-day Saints and The Pledge of Allegiance to the Flag was led by Youth City Council Mayor Mya Htun.

Link to call to order, invocation, and flag salute: [00:00:00](#)

TENTATIVELY ADOPT FY24-25 CITY MANAGER RECOMMENDED BUDGET AND SET PUBLIC HEARING DATES/RESOLUTION:

Consider approval of Resolution No. 2024-014R tentatively adopting the FY 2024-25 City Manager Recommended Budget of the City of St. George and setting the public hearing dates.

BACKGROUND and RECOMMENDATION: State law requires the recommended budget to be tentatively adopted and the public hearing dates to be set during a regular or special City Council meeting prior to considering adoption of the final budget in June. The final budget is required to be adopted before June 30th each fiscal year. The FY 2024-2025 City Manager Recommended Budget was presented to the City Council and made publicly available during the Thursday May 2, 2024 City Council Meeting. A copy of the FY 2025 budget is available on the city's website at www.sgcityutah.gov/citybudget and through the City Recorder's Office. Tonight's item is to consider tentatively adopting the FY 2025 budget and to set the dates for this year's public hearings on the FY 2025 budget as Thursday June 6, 2024 and Thursday June 20, 2024 during the regularly scheduled City Council Meetings.

5 Adoption of the Final FY 2025 budget is planned for Thursday June 20, 2024
6 following the public hearing. Staff recommends approval.
7

8 Link to introduction from City Manager John Willis and presentation from Budget and
9 Financial Planning Manager Robert Myers: [00:02:01](#)
10

11 [Agenda Packet \[Page 33\]](#)
12

13 Link to motion: [00:07:30](#)
14

15 **MOTION:**

16 A motion was made by Councilmember Larkin to approve Resolution No.
17 2024-014R tentatively adopting the FY 2024-25 City Manager Recommended
18 Budget of the City of St. George and setting the public hearing dates for June
19 13, 2024 and June 20, 2024.
20

21 **SECOND:**

22 The motion was seconded by Councilmember Kemp.

23 Link to discussion between the City Council on the motion: [00:08:14](#)
24

25 Link to vote: [00:09:04](#)
26

27 **VOTE:**

28 Mayor Randall called for a roll call vote, as follows:
29

30 Councilmember Hughes – aye
31 Councilmember Larkin – aye
32 Councilmember Larsen – aye
33 Councilmember Tanner – nay
34 Councilmember Kemp – aye
35

36 The motion carried.
37

38 **INTERLOCAL AGREEMENT/RESOLUTION:**

39 **Consider approval of Resolution No. 2024-016R entering into an Interlocal**
40 **Agreement with Washington County for the renovation of the Historic Dixie**
41 **Sunbowl project.**
42

43 BACKGROUND and RECOMMENDATION: This interlocal agreement is for funding of
44 the renovation of the Historic Dixie Sunbowl. The County has agreed to contribute
45 \$1,750,000 of Transient Room Tax Funds to the project. Staff recommends
46 approval.
47

48 Link to introduction from City Manager John Willis and presentation from Parks and
49 Community Services Director Shane Moore, including discussion between the City
50 Council, City Manager John Willis, and Mr. Moore: [00:09:48](#)
51

52 [Agenda Packet \[Page 464\]](#)
53

5 Link to motion: [00:11:40](#)
6

7 **MOTION:**

8 A motion was made by Councilmember Larsen to approve Resolution No.
9 2024-016R entering into an Interlocal Agreement with Washington County for
10 the renovation of the Historic Dixie Sunbowl project.

11 **SECOND:**

12 The motion was seconded by Councilmember Hughes.

13 **VOTE:**

14 Mayor Randall called for a roll call vote, as follows:

15
16 Councilmember Hughes – aye
17 Councilmember Larkin – aye
18 Councilmember Larsen – aye
19 Councilmember Tanner – aye
20 Councilmember Kemp – aye
21

22 The vote was unanimous and the motion carried.
23

24 **INTERLOCAL AGREEMENT/RESOLUTION:**

25 **Consider approval of Resolution No. 2024-017R entering into an Interlocal**
26 **Agreement with the Washington County Water Conservancy District**
27 **regarding the Red Hills Garden.**
28

29 BACKGROUND and RECOMMENDATION: The interlocal agreement is an agreement
30 with the Washington County Water Conservancy District for the continuing use and
31 partnership of the Red Hills Garden. This agreement is for 25 years. Staff
32 recommends approval.
33

34 Link to introduction from City Manager John Willis and presentation from Pars and
35 Community Services Director Shane Moore, including discussion between Mayor
36 Randall, the City Council, and Mr. Moore: [00:12:13](#)
37

38 [Agenda Packet \[Page 472\]](#)
39

40 Link to motion: [00:16:08](#)
41

42 **MOTION:**

43 A motion was made by Councilmember Larkin to approve Resolution No.
44 2024-017R entering into an Interlocal Agreement with the Washington County
45 Water Conservancy District regarding the Red Hills Garden.

46 **SECOND:**

47 The motion was seconded by Councilmember Kemp.

48 **VOTE:**

49 Mayor Randall called for a roll call vote, as follows:

50
51 Councilmember Hughes – aye
52 Councilmember Larkin – aye
53 Councilmember Larsen – aye

5 Councilmember Tanner – aye
6 Councilmember Kemp – aye
7

8 The vote was unanimous and the motion carried.
9

10 **HILLSIDE DEVELOPMENT PERMIT:**

11 **Consider approval of a Hillside Development permit to allow disturbance in**
12 **over 20% slope areas. This application is a request to move dirt from the**
13 **approved Rosewood Townhomes site to the Riverstone site. Case No. 2023-**
14 **HS-009**
15

16 BACKGROUND and RECOMMENDATION: On August 23, 2023, the Hillside committee
17 met on site for the hillside review. The applicant is proposing to move about
18 120,000 yards of dirt from the approved Rosewood Townhomes which is just south
19 of the proposed location. The hillside committee met onsite and recommended
20 approval of the proposal to move the dirt to this site. One of the discussion items
21 was how to make the dirt blend into the site. The applicant and committee
22 discussed the idea of tiering the dirt. The applicant said that none of the dirt would
23 go above any of the existing mesas on the site. The Hillside committee
24 recommended approval of the transfer of the dirt. The Planning Commission
25 reviewed this on April 9, 2024 and recommended approval to the City Council.
26

27 Link to introduction from City Manager John Willis and presentation from Planner Mike
28 Hadley, including discussion between the City Council, applicant Tim Stewart, City
29 Manager John Willis, and Mr. Hadley: [00:16:40](#)
30

31 [Agenda Packet \[Page 482\]](#)
32

33 Link to motion: [00:25:14](#)
34

35 **MOTION:**

36 A motion was made by Councilmember Hughes to approve the Hillside
37 Development permit to allow disturbance in over 20% slope areas to move
38 the dirt from the Rosewood Townhomes site to Riverstone site, including the
39 conditions from the Planning Commission to work with the long-term
40 maintenance of the parcel.

41 **SECOND:**

42 The motion was seconded by Councilmember Larsen.

43 **VOTE:**

44 Mayor Randall called for a vote, as follows:
45

46 Councilmember Hughes – aye
47 Councilmember Larkin – aye
48 Councilmember Larsen – aye
49 Councilmember Tanner – aye
50 Councilmember Kemp – aye
51

52 The vote was unanimous and the motion carried.
53

INTERLOCAL AGREEMENT/RESOLUTION:

Consider approval of Resolution No. 2024-015R entering into an Interlocal Cooperation Agreement between the City of St. George and the City of Santa Clara for a 69KV line.

BACKGROUND and RECOMMENDATION: This Interlocal Agreement between St. George Energy and Santa Clara City signifies a crucial step towards fostering collaboration in infrastructure development and energy management. By formalizing their partnership, both entities are reinforcing their commitment to sustainable growth and efficient operation of the region's electrical infrastructure. The agreement provides clarity on responsibilities, streamlines decision-making processes, and promotes accountability, ultimately ensuring the reliability of electricity supply for future economic expansion. Moreover, it exemplifies the importance of strong partnerships between entities in addressing common goals and navigating challenges effectively, thereby benefiting the community and laying the groundwork for a sustainable future. Staff recommends approval.

Link to introduction from City Manager John Willis and presentation from Energy Services Director Bryan Dial: [00:25:57](#)

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Link to motion: [00:27:28](#)

MOTION:

A motion was made by Councilmember Kemp to approve Resolution No. 2024-015R entering into an Interlocal Cooperation Agreement between the City of St. George and the City of Santa Clara for a 69KV line.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

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

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND FY23-24 BUDGET/RESOLUTION:

Public hearing and consideration of Resolution No. 2024-013R 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

5 that occur during the fiscal year. Staff recommends taking public comment and
6 approval of the resolution.
7

8 Link to introduction from City Manager John Willis and presentation from Budget and
9 Financial Planning Manager Robert Myers, including discussion between the City
10 Council, and Mr. Myers: [00:28:10](#)
11

12 [Agenda Packet \[Page 28\]](#)
13

14 Link to public hearing; no comments were given: 00:39:00
15

16 Link to motion: [00:39:13](#)
17

18 **MOTION:**

19 A motion was made by Councilmember Larkin to approve Resolution No.
20 2024-013R to review and approve amendments to the Fiscal Year 2023-24
21 Budget.
22

23 **SECOND:**

24 The motion was seconded by Councilmember Kemp.

25 **VOTE:**

26 Mayor Randall called for a roll call vote, as follows:

27 Councilmember Hughes – aye
28 Councilmember Larkin – aye
29 Councilmember Larsen – aye
30 Councilmember Tanner – nay
31 Councilmember Kemp – aye
32

33 The motion carried.
34

35 **PROCLAMATION:**

36 **Read a proclamation proclaiming June, 2024 as Scleroderma Awareness**
37 **Month.**
38

39 Link to Mayor Randall reading a proclamation proclaiming June, 2024 as Scleroderma
40 Awareness Month: [00:40:00](#)
41

42 **REPORTS FROM MAYOR, COUNCILMEMBERS, CITY MANAGER, AND CITY STAFF:**

43 Link to reports from Councilmember Larsen: [00:42:09](#)
44

45 Link to reports from Councilmember Hughes: [00:43:09](#)
46

47 Link to reports from Councilmember Larkin: [00:45:30](#)
48

49 Link to comments from Councilmember Tanner: [00:46:45](#)
50

51 Link to reports from Mayor Randall: [00:47:10](#)
52
53

5 **ADJOURN TO A CLOSED MEETING:**

6 **Request a closed session to discuss litigation, property acquisition or sale or**
7 **the character and professional competence or physical or mental health of**
8 **an individual.**
9

10 A closed meeting was not held.
11

12 **ADJOURN:**

13 Link to motion: [00:47:20](#)
14

15 **MOTION:**

16 A motion was made by Councilmember Larsen to adjourn.

17 **SECOND:**

18 The motion was seconded by Councilmember Larkin.
19

20 **VOTE:**

21 Mayor Randall called for a vote, as follows:

22 Councilmember Hughes – aye
23 Councilmember Larkin – aye
24 Councilmember Larsen – aye
25 Councilmember Tanner – aye
26 Councilmember Kemp – aye
27

28 The vote was unanimous and the motion carried.
29
30
31
32
33

34 _____
35 Christina Fernandez, City Recorder



Agenda Date: 06/13/2024

Agenda Item Number: 02

Subject:

Public hearing to receive input on the Fiscal Year 2024-25 Budget.

Item at-a-glance:

Staff Contact: Robert Myers

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

175 East 200 North

Item History (background/project status/public process):

State Law requires the City to hold a public hearing to receive citizen input prior to final adoption of the budget which must occur before June 30th each year. This year the City will hold two public hearings to gather citizen input on the FY 2024-25 Budget. Tonight's item will be this year's first public hearing with the second public hearing planned to be held on June 20, 2024. Final adoption of the FY 2024-25 Budget is planned for on June 20, 2024 following the second public hearing. A copy of the FY 2024-25 Budget was presented to the City Council during the May 2nd City Council meeting and has been publicly available on the city's website and in the City Recorder's Office since that time. Staff recommends holding a public hearing to receive input on the Fiscal Year 2024-25 Budget.

Staff Narrative (need/purpose):

The City's budget represents the financial plan for delivering the municipal services that are expected and depended on by the residents, businesses and visitors to the City of St. George. Development of the budget involves a significant investment of time for all levels of the organization as we work to develop a balanced budget that achieves the City Council's goals and priorities for the upcoming fiscal year. This year's budget includes significant investments in several council priority areas including public infrastructure and transportation, community safety and security and core municipal services. A copy of FY 2024-25 City Manager Recommended Budget is publicly available for review on the city's website at www.sgcityutah.gov/citybudget and through the City Recorder's Office. This year the city will hold two public hearings to gather citizen input on the FY 2024-25 Budget. Tonight's item will be to hold this year's first public hearing on the FY 2024-25 Budget. The second public hearing will be held on June 20, 2024 and final adoption of the FY 2024-25 Budget is planned for on June 20, 2024 following the second public hearing.

Name of Legal Dept approver: Ryan Dooley

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends holding a public hearing to receive input on the Fiscal Year 2024-25 Budget.

JUNE 13, 2024

FY 2025 City Manager Recommended Budget Public Hearing

FY 2025

City Manager Recommended Budget Overview

Major Areas of Focus:

- Public Infrastructure:
 - 1450 S Extension to Crosby Way
 - 3000 E Widening final phase
 - Graveyard Reservoir project
 - Airport Traffic Control Tower
- Public Safety:
 - (10) new public safety positions along with vehicles & equipment
 - (32) public safety vehicles
 - Year 2 payment for a replacement fire apparatus
- Core Service Areas:
 - (10) new positions in utilities, public works, and airport
 - Major equipment replacements – (1) mechanical sweeper, (1) VacCon truck, (2) Sewer cleaning trucks, (1) backhoe, several work trucks, (1) track hoe
- Recreation Opportunities:
 - Year 1 of G.O. bond funded projects

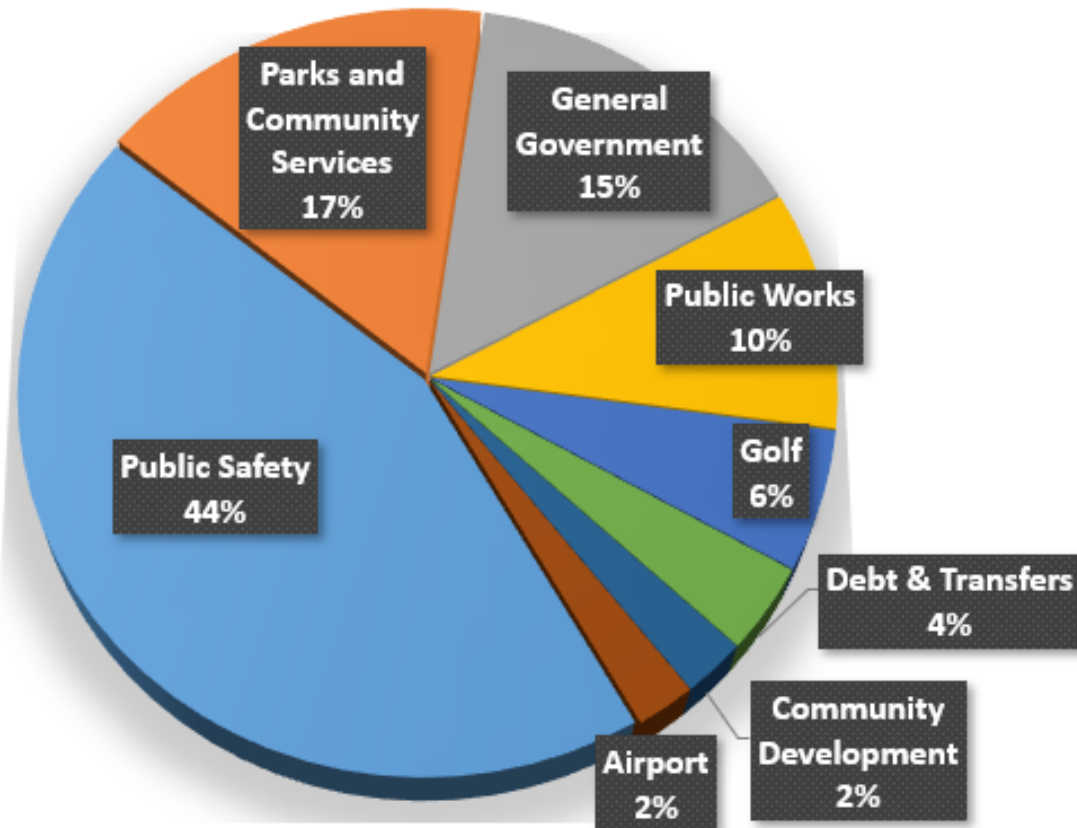
FY 2025

City Manager Recommended Budget Overview

Revenue Overview:

- Fee increases across the city's services including parks programming and utilities
- **No property tax increase is proposed**
- The FY 2025 Budget is balanced and maintains the city's strong financial position

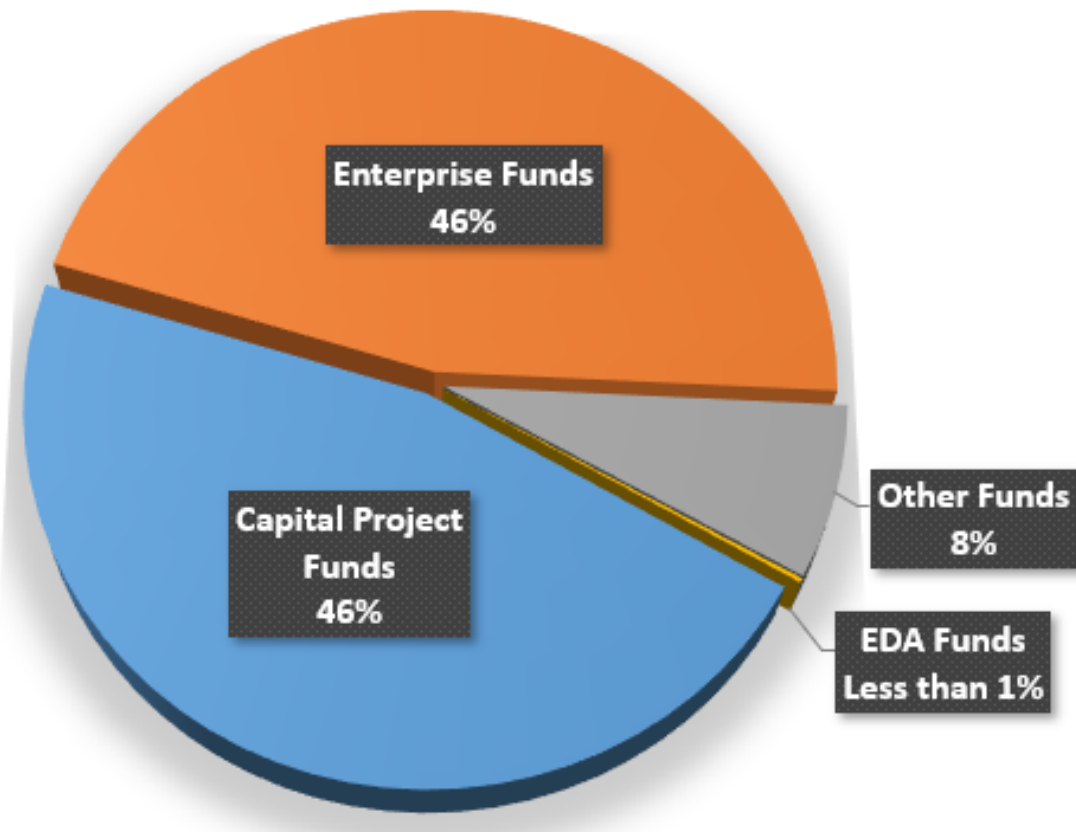
FY 2024-25 General Fund Budget \$112,144,994



FY 2025 General Fund

- **Pays for the majority of services:**
 - Police, Fire and 911 Dispatch
 - Street & Traffic Signal Maintenance
 - Parks & Trails Maintenance and Parks Programming
 - Development review, code enforcement
 - Golf
 - Airport
 - Administration & Support
- **Funded by:** Property Tax, Sales Tax, Franchise Taxes, Overhead Reimbursements, Charges for service, fines, permits, and other revenues

FY 2024-25 All Other Funds Budget \$415,255,814



FY 2025 All Other Funds

- **Pays for:**
 - Utility services
 - Major infrastructure projects
 - Streets, Drainage
 - Utilities
 - Airport, City facilities
 - Parks
 - Suntran
 - Other restricted purposes
- **Funded by:** User fees, impact fees, grants, debt and other restricted revenues

FY 2025

City Manager Recommended Budget Overview

Unique Factors:

Regional Hub

- Regional Airport
- Regional Wastewater Treatment Plant
- Suntran Bus Service
- 911 Dispatch

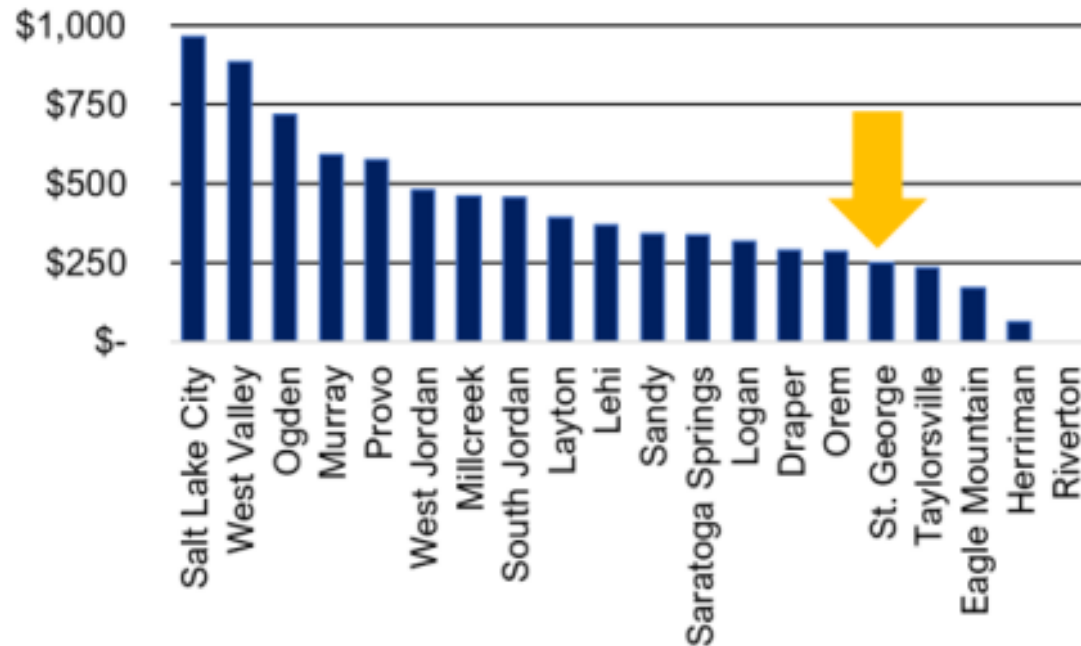
Electric Service

Growth & service area

FY 2025

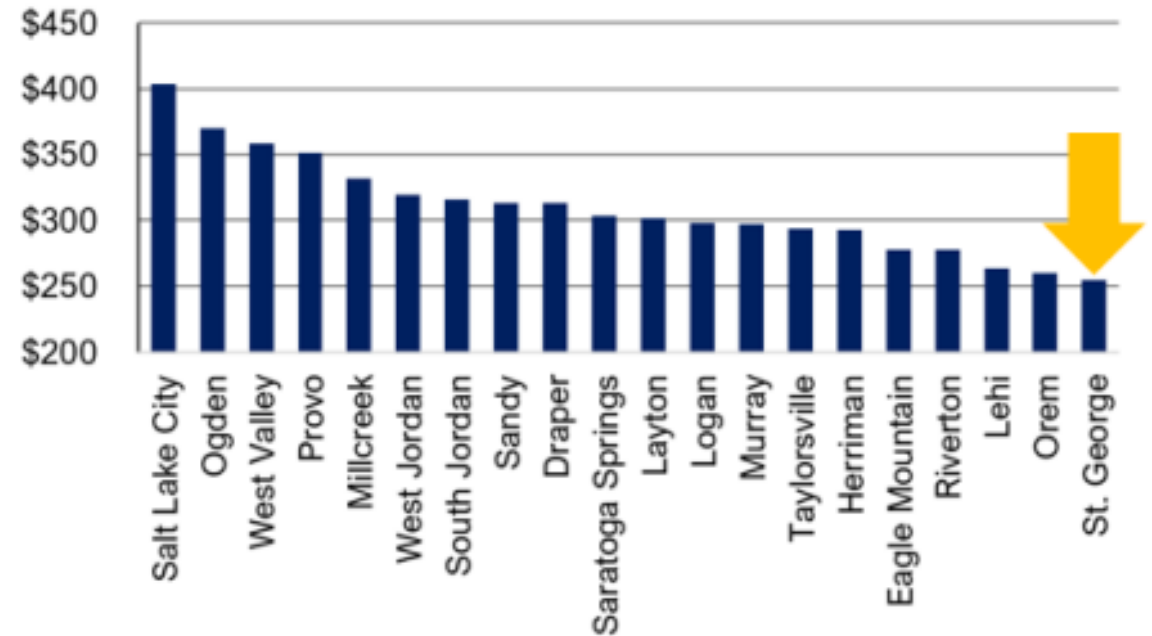
City Manager Recommended Budget Overview

Annual City Property Tax Bill



Based on primary home valued at \$584,000.

Service Cost per Month for Average St. George Home



Based on primary home valued at \$584,000 with monthly usage of 16,525 gallons of water, 7,000 gallons of sewer, and 1,200 kwh of energy

FY 2025 City Manager Recommended Budget Public Hearing



Agenda Date: 06/13/2024

Agenda Item Number: 03

Subject:

Public hearing and consideration of Ordinance No. 2024-030 vacating a portion of 250 West Street located between approximately 850 South and 900 South Street.

Item at-a-glance:

Staff Contact: Todd Jacobsen

Applicant Name: Patrick Darragh, Soleil Ridge Partners

Reference Number: PLANLRE24-022

Address/Location:

250 West Street between approximately 850 South and 900 South Street.

Item History (background/project status/public process):

This roadway was dedicated to the City as a public street with the recordation of the 1948 Addition to Worthen Subdivision.

Staff Narrative (need/purpose):

This vacation request is to add the street area to the Soleil Ridge development that will continue to provide public access from 800 South Street to 900 South Street. This access will be in a different location from the 250 West Street location.


Name of Legal Dept approver: Jami Brakin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Joint Utilities Commission recommended approval.

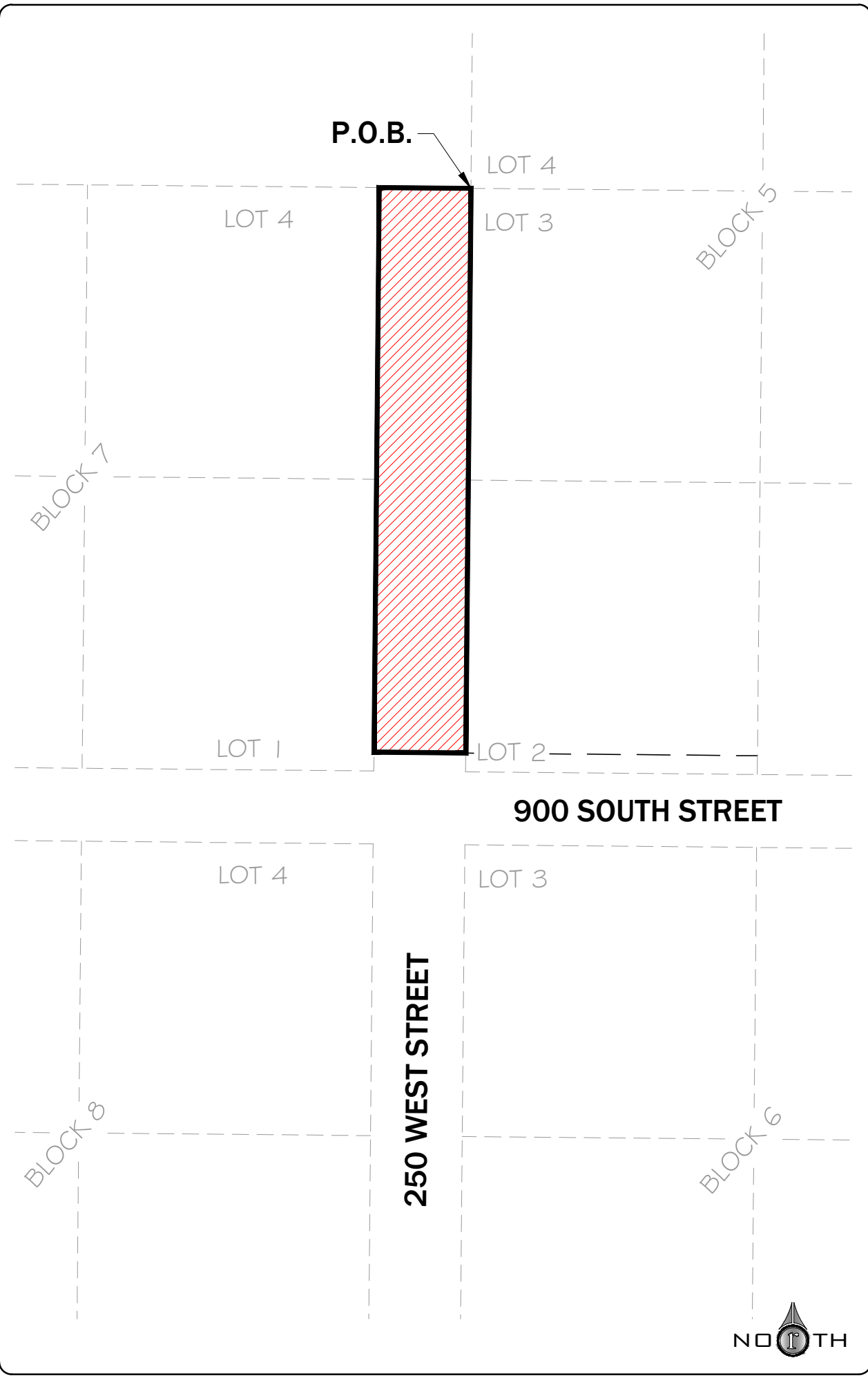
REVISIONS	DATE



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DRIVE, SUITE A-2
ST. GEORGE, UTAH
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435.673.8586
WWW.RACIVIL.COM

EXHIBIT MAP



When Recorded Return To:
City of St. George
City Recorder's Office
175 East 200 North
St. George, UT 84770

ORDINANCE NO. _____

Tax ID: SG-PL

**AN ORDINANCE VACATING A PORTION OF A ROADWAY KNOWN AS 250 WEST STREET
LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH**
(250 West Street: between approximately 850 South and 900 South Street)

WHEREAS, a petition was received by this Council requesting it to vacate an existing platted roadway, belonging to the City of St. George, located at 250 West Street between approximately 850 South and 900 South Street, and more particularly describe and shown in Exhibits A and B; and

WHEREAS, City staff and the Joint Utility Committee have approved the platted roadway vacation if it is vacated as a roadway and vested in the name of the City of St. George; and

WHEREAS, it appears that it will not be detrimental to the general public interest, and that there is good cause for vacating the platted roadway as described in Exhibit A and shown in Exhibit B.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council:

That the platted roadway of 250 West Street as shown on the 1948 Addition to Worthen Subdivision between Blocks 5 and 7, and as more particularly described and shown on Exhibits A and B, which are incorporated herein, is hereby vacated by the City of St. George as a roadway and is hereby vesting in the name of the City of St. George. It is the intent of the City of St. George to quit claim to SOLEIL RIDGE PARTNERS, LLC. This ordinance is effective immediately upon the date executed below, and upon posting and recording in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council on this ____ day of _____, 2024. This Ordinance shall become effective upon execution below, and upon posting in the manner required by law.

CITY OF ST. GEORGE:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

VOTING OF CITY COUNCIL:
Councilmember Hughes _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____

Jami Brackin, Deputy City Attorney

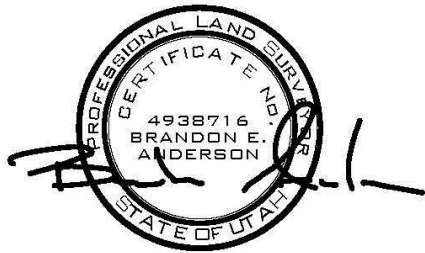
Exhibit "A"

A portion of 250 West Street as defined by the Map of 1948 Addition to Worthen Subdivision, more particularly described as follows:

Beginning at the northwest corner of Lot 3, Block 5, of the Map of 1948 Addition to Worthen Subdivision, as found in the East Half of the Northeast Quarter of Section 36, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;


thence South 00°31'45" West 255.50 feet along the westerly line of said Block 5;
thence North 89°28'15" West 41.51 feet to the easterly line of Block 7, said Map of 1948 Addition to Worthen Subdivision;
thence North 00°31'45" East 255.50 feet along said easterly line to the northeast corner of said Block 7;
thence South 89°28'15" East 41.51 feet to the Point of Beginning.

Containing 10,605 square feet or 0.24 acres.



April 2, 2024

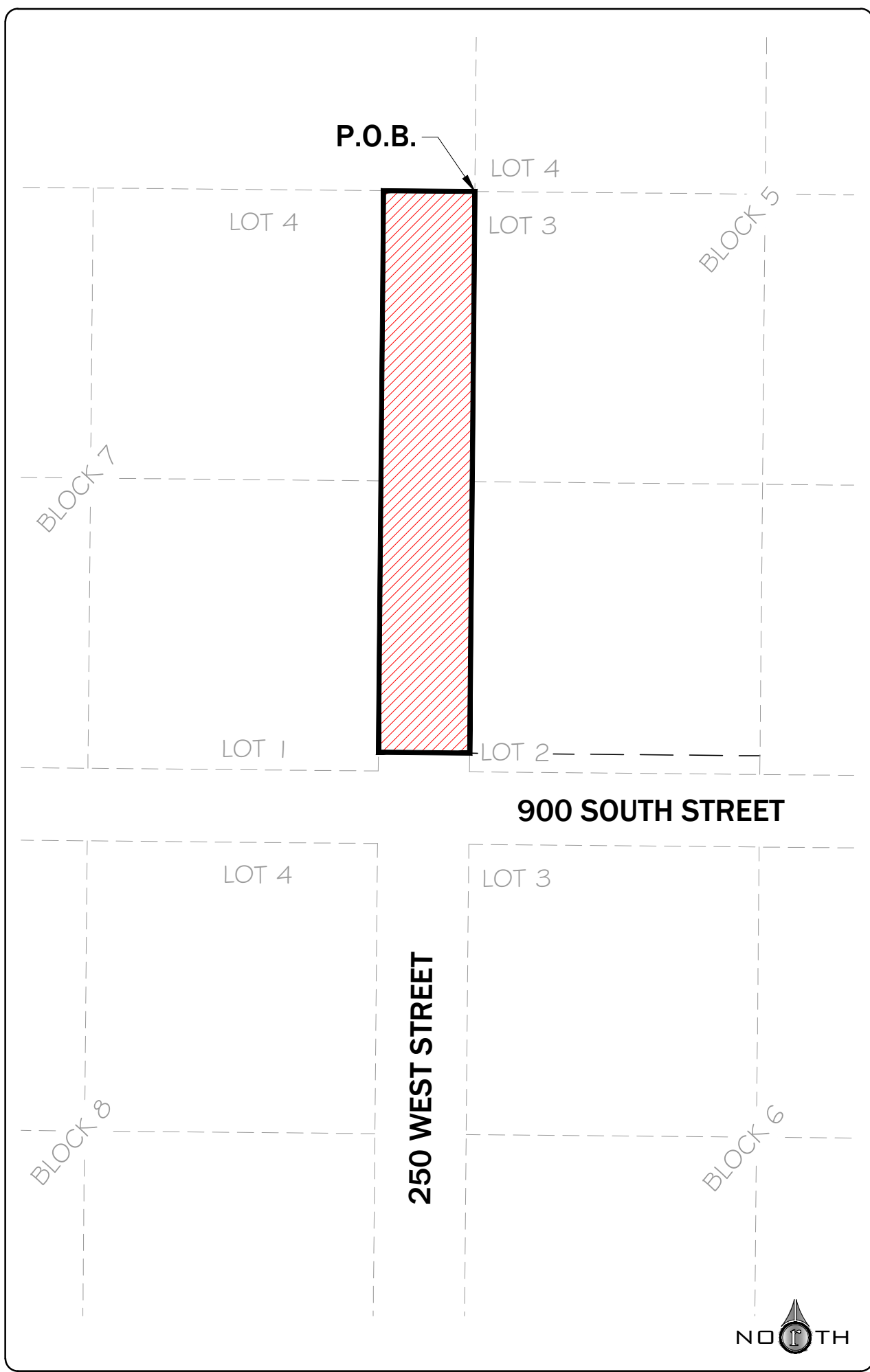
REVISIONS	DATE



ROSENBERG
A S S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS

352 EAST RIVERSIDE
DRIVE, SUITE A-2
ST. GEORGE, UTAH
84790
435.673.8586
WWW.RACIVIL.COM

EXHIBIT MAP





Agenda Date: 06/13/2024

Agenda Item Number: 04

Subject:

Public hearing and consideration of Ordinance No. 2024-031 vacating a portion of a public utility and drainage easement located along the northwesterly lot line of Lot 38, Anasazi Ridge at Entrada Phase 3.

Item at-a-glance:

Staff Contact: Todd Jacobsen

Applicant Name: Kevan Bundy, Bundy Surveying

Reference Number: PLANLRE24-023

Address/Location:

Approximately 2379 N Cohonina Trail

Item History (background/project status/public process):

The subdivision plat for Lot 38, Anasazi Ridge at Entrada Phase 3 was approved by City Council on the 20th day of January, 2011 and recorded in the Office of the Washington County Recorder's Office on the 10th day of February, 2011.

Staff Narrative (need/purpose):

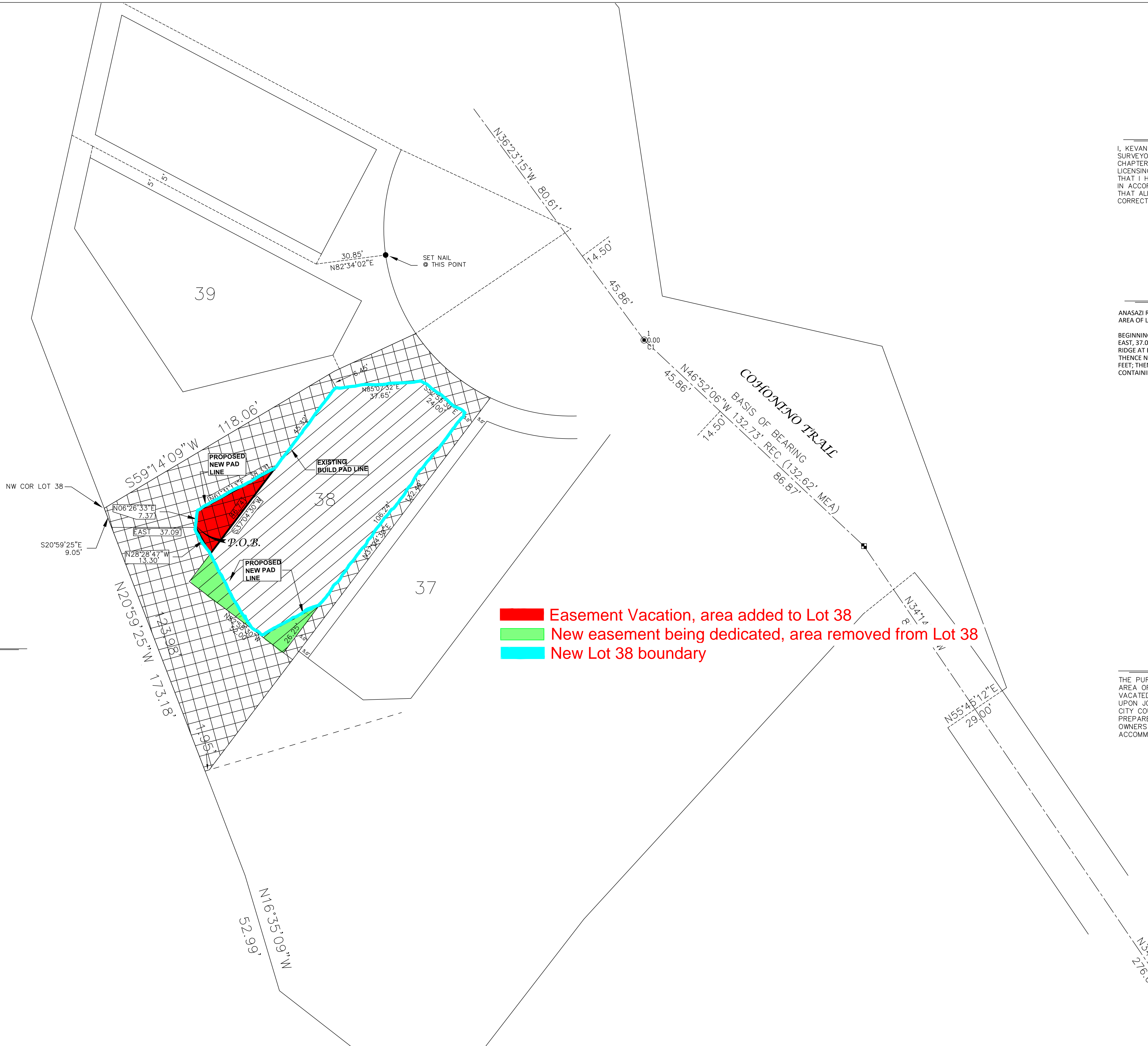
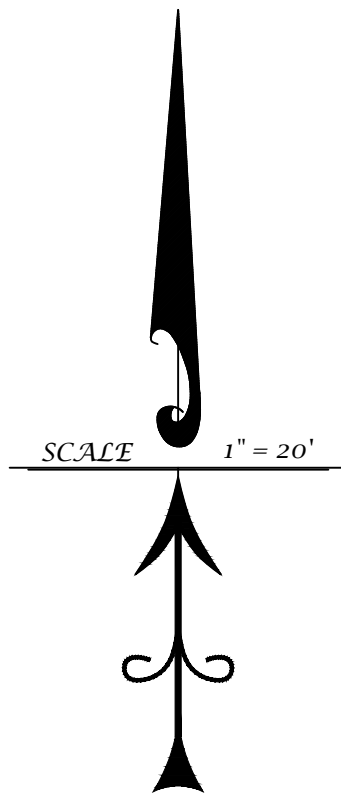
This is a blanket easement in common area. The owner of the lot would like to reconfigure the lot (pad) layout to fit the design of the home he would like to put on the lot.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

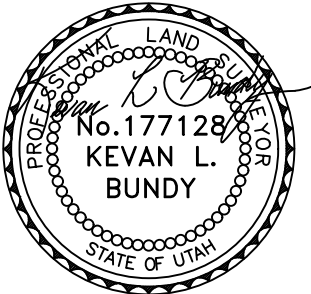
Recommendation (Include any conditions):

JUC recommends approval.



SURVEYOR'S CERTIFICATE

I, KEVAN L. BUNDY, HEREBY CERTIFY THAT I HOLD PROFESSIONAL LAND SURVEYOR LICENSE No. 177128-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE UTAH CODE ANNOTATED. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE HEREON DESCRIBED LAND IN ACCORDANCE WITH SECTION 17-23-17 OF SAID UTAH CODE, AND THAT ALL MEASUREMENTS AND MONUMENTS SHOWN HEREON ARE THE CORRECT REPRESENTATION OF THE SURVEY PERFORMED.



BOUNDARY DESCRIPTION

ANASAZI RIDGE AT ENTRADA PHASE 3, LOT 38
AREA OF LIMITED COMMON TO BE VACATED

BEGINNING AT A POINT SOUTH 20°59'25" EAST, 9.05 FEET ALONG THE LOT LINE, AND EAST, 37.09 FEET FROM THE MOST NORTHWESTERLY CORNER OF LOT 38, "ANASAZI RIDGE AT ENTRADA PHASE 3", THENCE RUNNING NORTH 06°26'33" EAST, 7.37 FEET; THENCE NORTH 61°31' 13" EAST, 38.33 FEET; THENCE SOUTH 37°04' 30" WEST, 46.74 FEET; THENCE NORTH 28°28'47" WEST, 13.30 FEET TO THE POINT OF BEGINNING. CONTAINING 399 SQ. FT. MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY MAP IS TO SHOW AND DESCRIBE AN AREA OF LIMITED COMMON ASSOCIATED WITH LOT 38 TO BE VACATED FROM THE ORIGINAL PLAT. UPON JOINT UTILITY COMMITTEE APPROVALS AND APPROVAL BY THE CITY COUNCIL, A PARTIAL AMENDMENT TO THE PLAT WILL BE PREPARED FOR RECORDATION. OWNERS OF LOT 38 ARE PROPOSING A PLAT AMENDMENT TO ACCOMMODATE THE ARCHITECTURAL DESIGN OF A HOME.

RECORD OF SURVEY



SURVEY LOCATION: LOT 38 ANASAZI RIDGE AT ENTRADA PH 3	SURVEY DATE: APRIL, 2024
AT THE REQUEST OF: MARLA FRITZLEN ARCHITECTURE, INC.	

When Recorded Return To:
City of St. George
City Recorder's Office
175 East 200 North
St. George, UT 84770

ORDINANCE NO. _____

Tax ID: SG-ARE-3-38, and SG-ARE-3-COM

**AN ORDINANCE VACATING A PORTION OF A PUBLIC UTILITY AND DRAINAGE EASEMENT
LOCATED IN CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH**

(Located along the northwesterly lot line of Lot 38, Anasazi Ridge at Entrada Phase 3)

WHEREAS, a petition was received by this Council requesting it to vacate a portion of an existing public utility and drainage easement, located in the Anasazi Ridge at Entrada Phase 3 subdivision, according to the official plat thereof, on file in the Office of the Washington County Recorder's Office as Doc. No. 20110004484, being more particularly describe and shown in Exhibit A and Exhibit B; and

WHEREAS, the Joint Utility Commission (JUC) recommends approval of the vacation of the public utility and drainage easement; and

WHEREAS, it appears that it will not be detrimental to the general public interest, and that there is good cause for vacating the public utility and drainage easement as described in Exhibit A and Exhibit B.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council:

That the public utility easement as more particularly described and in Exhibit A and Exhibit B, which are incorporated herein, is hereby vacated by the City of St. George.

APPROVED AND ADOPTED by the St. George City Council on this ____ day of _____, 2024. This Ordinance shall become effective upon recording of documents, and upon posting in the manner required by law.

CITY OF ST. GEORGE:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

VOTING OF CITY COUNCIL:

Councilmember Hughes _____

Councilmember Larkin _____

Councilmember Larsen _____

Councilmember Tanner _____

Councilmember Kemp _____

Jami Brackin, Deputy City Attorney

Exhibit A

Bundy Surveying, Inc.

351 S. Valley View Dr., #35, St. George, Utah 84770

Phone: (435) 619-1990 / trulineutah@gmail.com

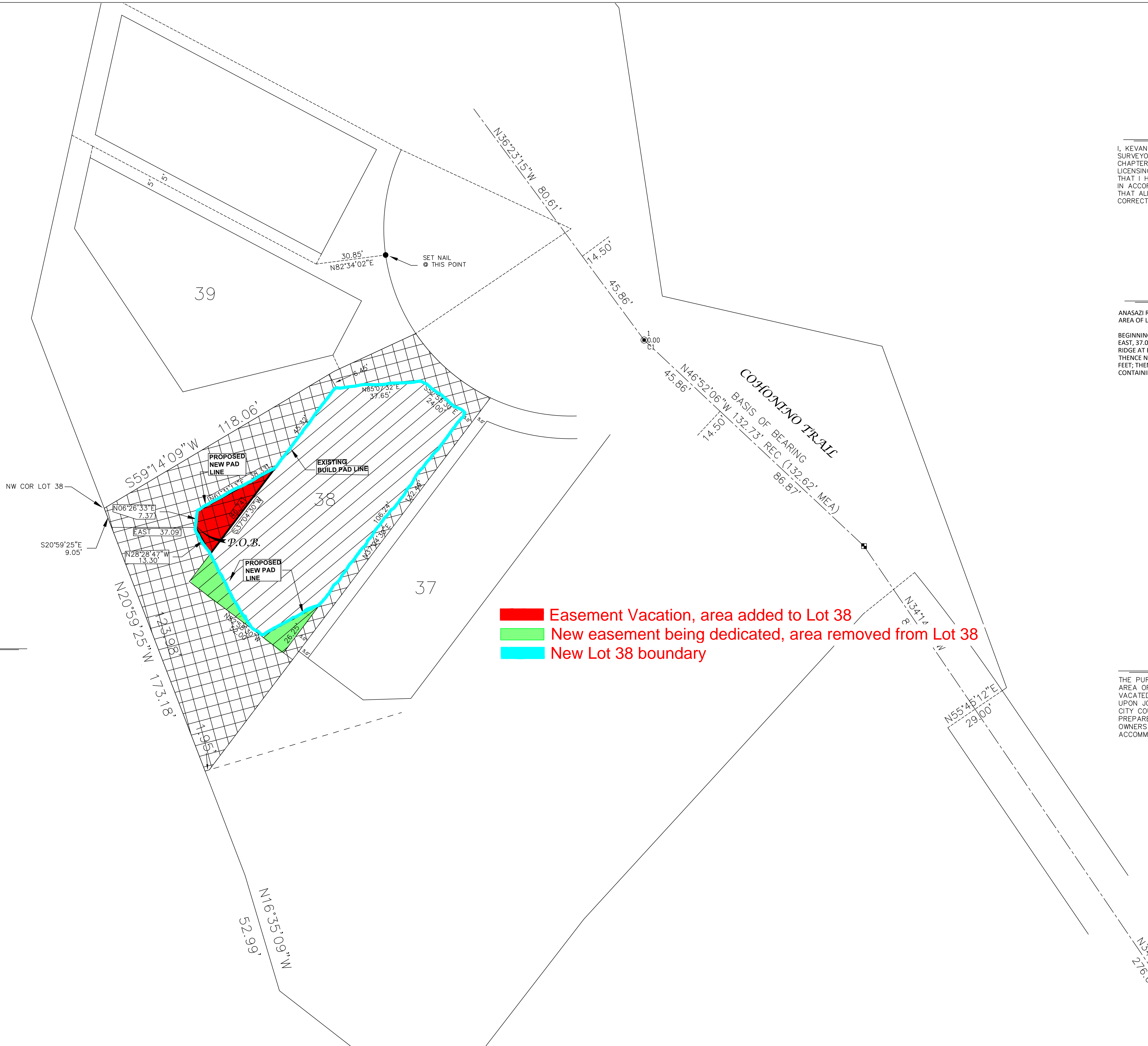
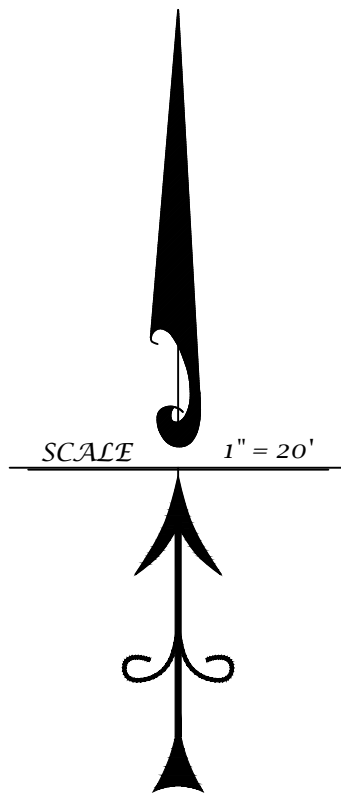
ANASAZI RIDGE AT ENTRADA PHASE 3, LOT 38

AREA OF LIMITED COMMON, PUBLIC UTILITY AND DRAINAGE EASEMENT BEING VACATED

BEGINNING AT A POINT SOUTH 20°59'25" EAST, 9.05 FEET ALONG THE SUBDIVISION BOUNDARY LINE, AND EAST, 37.09 FEET FROM THE MOST WESTERLY CORNER OF "ANASAZI RIDGE AT ENTRADA PHASE 3", ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER FOR WASHINGTON COUNTY, STATE OF UTAH AS DOCUMENT No. 20110004484; THENCE RUNNING NORTH 06°26'33" EAST, 7.37 FEET; THENCE NORTH 61°31' 13" EAST, 38.33 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF LOT 38 OF SAID "ANASAZI RIDGE AT ENTRADA PHASE 3"; THENCE SOUTH 37°04' 30" WEST, ALONG SAID LOT 38 A DISTANCE OF 46.74 FEET; THENCE NORTH 28°28'47" WEST, 13.30 FEET TO THE POINT OF BEGINNING.

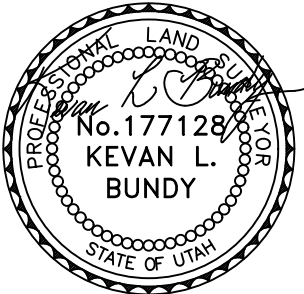
CONTAINING 399 SQ. FT. MORE OR LESS.

5-21-24



SURVEYOR'S CERTIFICATE

I, KEVAN L. BUNDY, HEREBY CERTIFY THAT I HOLD PROFESSIONAL LAND SURVEYOR LICENSE No. 177128-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE UTAH CODE ANNOTATED. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE HEREON DESCRIBED LAND IN ACCORDANCE WITH SECTION 17-23-17 OF SAID UTAH CODE, AND THAT ALL MEASUREMENTS AND MONUMENTS SHOWN HEREON ARE THE CORRECT REPRESENTATION OF THE SURVEY PERFORMED.



BOUNDARY DESCRIPTION

ANASAZI RIDGE AT ENTRADA PHASE 3, LOT 38
AREA OF LIMITED COMMON TO BE VACATED

BEGINNING AT A POINT SOUTH 20°59'25" EAST, 9.05 FEET ALONG THE LOT LINE, AND EAST, 37.09 FEET FROM THE MOST NORTHWESTERLY CORNER OF LOT 38, "ANASAZI RIDGE AT ENTRADA PHASE 3", THENCE RUNNING NORTH 06°26'33" EAST, 7.37 FEET; THENCE NORTH 61°31'13" EAST, 38.33 FEET; THENCE SOUTH 37°04'30" WEST, 46.74 FEET; THENCE NORTH 28°28'47" WEST, 13.30 FEET TO THE POINT OF BEGINNING. CONTAINING 399 SQ. FT. MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY MAP IS TO SHOW AND DESCRIBE AN AREA OF LIMITED COMMON ASSOCIATED WITH LOT 38 TO BE VACATED FROM THE ORIGINAL PLAT. UPON JOINT UTILITY COMMITTEE APPROVALS AND APPROVAL BY THE CITY COUNCIL, A PARTIAL AMENDMENT TO THE PLAT WILL BE PREPARED FOR RECORDATION. OWNERS OF LOT 38 ARE PROPOSING A PLAT AMENDMENT TO ACCOMMODATE THE ARCHITECTURAL DESIGN OF A HOME.

Exhibit B

RECORD OF SURVEY



SURVEY LOCATION: LOT 38 ANASAZI RIDGE AT ENTRADA PH 3	SURVEY DATE: APRIL, 2024
AT THE REQUEST OF: MARLA FRITZLEN ARCHITECTURE, INC.	



Agenda Date: 06/13/2024

Agenda Item Number: 05

Subject:

Public hearing and consideration of Ordinance No. 2024-032 vacating a portion of a public utility easement located west of Lot 1, Morwood Subdivision.

Item at-a-glance:

Staff Contact: Todd Jacobsen

Applicant Name: Glen Bingham, owner and Michael Draper, Hyperion Land Surveying

Reference Number: PLANLRE24-024

Address/Location:

Approximately 1030 West Valley View Drive

Item History (background/project status/public process):

This subdivision plat was approved by City Council on the 4th day of August 1994 and recorded in the Office of the Washington County Recorder on the 15th day of November 1994. The parcel number is SG-6-2-23-1128.

Staff Narrative (need/purpose):

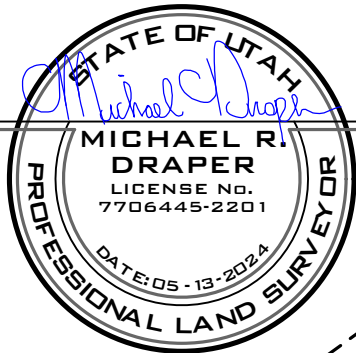
The owner of the triangle parcel also owns Lot 1, Morwood Subdivision, and would like to adjust the lot line between the two in order to make the triangle parcel larger to meet zoning ordinances. This will be done by amending and extended the Morwood Subdivision plat and include this parcel in the plat making it a lot.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

JUC recommends approval.



COR. SECTIONS 13-14-23-24
T.42S. R.16W. S.L.B.&M.
FOUND BRASS CAP IN DIRT LOT (2013)
MONUMENT SINCE DESTROYED BY DEVELOPMENT
ST. GEORGE H.C.N.# 136



PORTION OF EXISTING 10' WIDE
PUBLIC UTILITY & DRAINAGE
EASEMENT RESERVED WITH
INST. No. 00588908 TO BE VACATED

BASIS OF BEARING

N0°40'04"E 2663.58' (MEAS.)
N0°35'40"W 2663.53' (INST. No. 00484153)
N0°40'04"E 2663.29' (H.C.N. GRID
N.A.D. 83, UTAH SOUTH ZONE 4303)

1250.79' (TIE)

P.O.B.

N54°09'04"E 12.44'

N0°40'04"E 66.07'

S0°40'04"W 73.50'

10.00

EXISTING 10' WIDE
P.U.E. TO BE VACATED

GLEN & ELISABETH BINGHAM
PARCEL No.: SG-6-2-23-1128

LOT 1-MOORWOOD SUB.
PARCEL No.: SG-MWS-1

EXISTING
GARAGE

EXISTING
HOUSE

1000 WEST

LOT 1
CURTIS PARK SUBDIVISION PH. 1

N89°11'06"W 10.00'

LOT 1
RIDGE WEST SUBDIVISION PH. 1

1/4 COR. SECTIONS 23-24
T.42S. R.16W. S.L.B.&M.
1987 ALUMINUM CAP
ST. GEORGE H.C.N.# 141

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

HYPERION LAND SURVEYING
318 N. 100 E. WASHINGTON, UT 84780 1-435-619-2646

EASEMENT VACATION - EXHIBIT "B"
PREPARED AT THE REQUEST OF
GLENN BINGHAM

SHEET
1
OF 1 SHEETS

REVISIONS	DATE	BY	DESCRIPTION
1	05-13-2024	MRD	PROJECT No.
2	05-13-2024	MRD	SCALE
3	05-13-2024	MRD	DRAWN BY
4	05-13-2024	MRD	CHECKED
5	05-13-2024	MRD	DATE
6	05-13-2024	MRD	PROJECT No.
7	05-13-2024	MRD	SCALE
8	05-13-2024	MRD	DRAWN BY
9	05-13-2024	MRD	CHECKED
10	05-13-2024	MRD	DATE
11	05-13-2024	MRD	PROJECT No.
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97	05-13-2024	MRD	SCALE
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99	05-13-2024	MRD	CHECKED
100	05-13-2024	MRD	DATE

When Recorded Return To:
City of St. George
City Recorder's Office
175 East 200 North
St. George, UT 84770

ORDINANCE NO. _____

Tax ID: SG-MWS-1, and SG-6-2-23-1128

**AN ORDINANCE VACATING A PORTION OF A PUBLIC UTILITY EASEMENT
LOCATED IN CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH**
(Located along the westerly lot line of Lot 1, Morwood Subdivision)

WHEREAS, a petition was received by this Council requesting it to vacate a portion of an existing public utility easement, located in the Morwood Subdivision, according to the official plat thereof, on file in the Office of the Washington County Recorder's Office as Doc. No. 00588908, being more particularly describe and shown in Exhibit A and Exhibit B; and

WHEREAS, the Joint Utility Commission (JUC) recommends approval of the vacation of the public utility easement; and

WHEREAS, it appears that it will not be detrimental to the general public interest, and that there is good cause for vacating the public utility easement as described in Exhibit A and Exhibit B.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council:

That the public utility easement as more particularly described and in Exhibit A and Exhibit B, which are incorporated herein, is hereby vacated by the City of St. George.

APPROVED AND ADOPTED by the St. George City Council on this ____ day of _____, 2024. This Ordinance shall become effective upon recording of documents, and upon posting in the manner required by law.

CITY OF ST. GEORGE:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

VOTING OF CITY COUNCIL:

Councilmember Hughes _____

Councilmember Larkin _____

Councilmember Larsen _____

Councilmember Tanner _____

Councilmember Kemp _____

Jami Brackin, Deputy City Attorney

EXHIBIT A

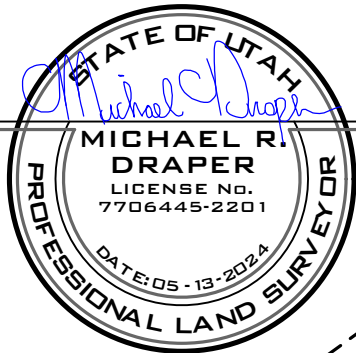
A PORTION OF AN EXISTING 10 FOOT WIDE PUBLIC UTILITY & DRAINAGE
EASEMENT AS RESERVED WITH INST. NO. 00588908, BOOK: 1169 PAGE: 617
TO BE VACATED:

Commencing at the section corner common to Section 13, 14, 23 & 24 Township 42 South Range 16 West, Salt Lake Base and Meridian. Thence South 0°40'04" West 1250.79 feet along the section line to a point on a line that is parallel with and 10 feet Southeasterly from the South line of Valley View Drive (Inst. No. 00227572) and the Point of Beginning;

Thence, continuing along the section line, South 0°40'04" West 73.50 feet to a point on a line that is parallel with and 7.5 feet Northerly from the 1/16 line;
thence North 89°11'06" West 10.00 feet along said parallel line to a point on a line that is parallel with and 10 feet Westerly from the section line;
thence North 0°40'04" East 66.07 feet along said parallel line;
thence North 54°09'04" East 12.44 feet to the Point of Beginning.

Affecting approximately 698 square feet.





COR. SECTIONS 13-14-23-24
T.42S. R.16W. S.L.B.&M.
FOUND BRASS CAP IN DIRT LOT (2013)
MONUMENT SINCE DESTROYED BY DEVELOPMENT
ST. GEORGE H.C.N.# 136



PORTION OF EXISTING 10' WIDE
PUBLIC UTILITY & DRAINAGE
EASEMENT RESERVED WITH
INST. No. 00588908 TO BE VACATED

BASIS OF BEARING

N0°40'04"E 2663.58' (MEAS.)
N0°35'40"W 2663.53' (INST. No. 00484153)
N0°40'04"E 2663.29' (H.C.N. GRID
N.A.D. 83, UTAH SOUTH ZONE 4303)

1250.79' (TIE)

P.O.B.

N54°09'04"E 12.44'

N0°40'04"E 66.07'

S0°40'04"W 73.50'

10.00

EXISTING 10' WIDE
P.U.E. TO BE VACATED

GLEN & ELISABETH BINGHAM
PARCEL No.: SG-6-2-23-1128

LOT 1-MOORWOOD SUB.
PARCEL No.: SG-MWS-1

EXISTING
GARAGE

EXISTING
HOUSE

1000 WEST

LOT 1
CURTIS PARK SUBDIVISION PH. 1

N89°11'06"W 10.00'

LOT 1
RIDGE WEST SUBDIVISION PH. 1

1/4 COR. SECTIONS 23-24
T.42S. R.16W. S.L.B.&M.
1987 ALUMINUM CAP
ST. GEORGE H.C.N.# 141

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

REVISIONS	DATE	BY	DESCRIPTION
1	05-13-2024	MRD	INITIAL DRAFT
2	05-13-2024	MRD	FINAL DRAFT
3	05-13-2024	MRD	FINAL

HYPERION LAND SURVEYING
318 N. 100 E. WASHINGTON, UT 84780 1-435-619-2646

EASEMENT VACATION - EXHIBIT "B"
PREPARED AT THE REQUEST OF
GLENN BINGHAM

SHEET
1
OF 1 SHEETS

Agenda Date: 06/13/2024

Agenda Item Number: 06

Subject:

Consider approval of Ordinance No. 2024-033 amending the prohibited use of ignition sources/fireworks map.

Item at-a-glance:

Staff Contact: Fire Chief Robert Stoker

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

Various locations throughout the City

Item History (background/project status/public process):

The Fire Department has identified areas around the City which are susceptible to fire hazards. Those areas have been mapped and are hereby submitted to the Council for restriction of fireworks and other ignition sources. The map also identifies public parks that are approved for personal firework use. Staff recommends approval of the ordinance approving the updated map.

Staff Narrative (need/purpose):

The Fire Department has determined that hazardous environmental conditions exist in certain parts of the City as shown on the attached map that necessitate controlling the use of fireworks and ignition sources due to the extremely dry conditions and the presence of dry weeds and other vegetation which has greatly enhanced the danger of fire and creating a high risk of fire in certain areas of the City and the aforementioned hazardous conditions are expected to remain from now through the month of September, which includes those dates when the discharge and ignition of fireworks is allowed under Utah law

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends approving the updated map.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE PROHIBITED USE OF
IGNITION SOURCES/FIREWORKS MAP
ADOPTED IN TITLE 5 CHAPTER 3 SECTION 7**

WHEREAS, the City has legal authority, pursuant to Title 3, Chapter 8, Section 47, Utah Code Annotated, as amended, Title 53, Chapter 7, Part 2, Utah Code Annotated, as amended (“Utah Fire Prevention and Safety Act” or “Act”), and Title 15A, Chapter 5, Section 202.5, to prohibit the ignition or use of any ignition source, including fireworks, lighters, matches, sky lanterns, and smoking materials in certain areas of the City when hazardous environmental conditions exist; and

WHEREAS, the City Fire Chief has determined that hazardous environmental conditions exist in certain parts of the City as shown on the attached map that necessitate controlling the use of fireworks and ignition sources due to the extremely dry conditions and the presence of dry weeds and other vegetation which has greatly enhanced the danger of fire and creating a high risk of fire in certain areas of the City and the aforementioned hazardous conditions are expected to remain from now through the month of September, which includes those dates when the discharge and ignition of fireworks is allowed under Utah law; and

WHEREAS, the City Council, upon recommendation and information provided by the City Fire Chief has determined that it is in the best interest of the health, safety, and welfare of the citizens of the City to prohibit the ignition or use of fireworks or other ignition sources, including lighters, matches, sky lanterns, and smoking materials in areas of the City shown on the map.

WHEREAS, the City Council has also determined that changes to the ordinances are in the best interest of the health, safety, and welfare of the citizens of the City of St. George and are justified at this time.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Prohibited Use of Ignition Sources/Fireworks Map approved in 2023. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Amended/Enactment. The PROHIBITED USE OF IGNITION SOURCES/FIREWORKS MAP.

See attached map.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this ____ day of _____, 2024.

ST. GEORGE CITY:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

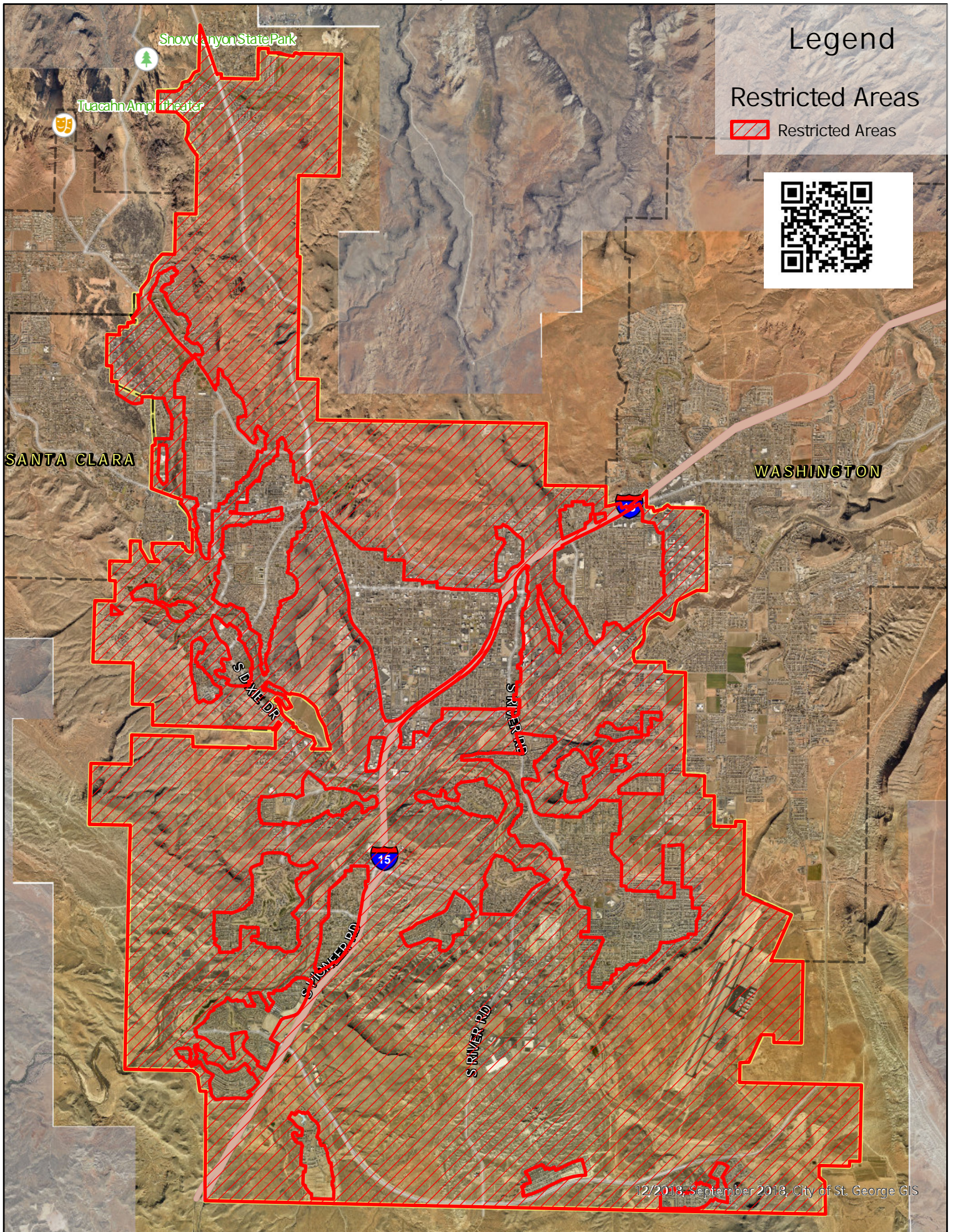
APPROVED AS TO FORM:
City Attorney's Office

Jami R Brackin

VOTING OF CITY COUNCIL:

Councilmember Hughes	_____
Councilmember Larkin	_____
Councilmember Larsen	_____
Councilmember Tanner	_____
Councilmember Kemp	_____

PROHIBITED USE OF IGNITION SOURCES AND FIREWORKS MAP 2024





Agenda Date: 06/13/2024

Agenda Item Number: 07

Subject:

Consider approval of Resolution No. 2024-018R authorizing a Tax Certificate and Agreement for UAMPS' Firm Power Supply Project and related matters.

Item at-a-glance:

Staff Contact: Bryan Dial

Applicant Name: Bryan Dial

Reference Number: N/A

Address/Location:

811 E Red Hills Pkwy

Item History (background/project status/public process):

The City of St. George is participating in two solar projects with UAMPS, Red Mesa & Steel Solar, which now have the opportunity to receive a reduction in energy costs with a prepay agreement. UAMPS, in collaboration with the Southeast Energy Authority and J. Aron & Company, is leveraging tax-exempt bonds to prepay for electricity, resulting in energy cost savings for their members over a 30-year term. These prepay transactions exploit the cost differential between the tax-exempt issuer's funds and the taxable supplier's funds, resulting in an initial energy discount of at least 8%. UAMPS will assign its existing electricity purchase agreements into this prepay arrangement, ensuring that the discounted energy serves their members' retail customers. UAMPS has already integrated the Nebo Power Plant agreement and seeks to include additional PPAs, including the above-mentioned solar projects, allowing operational flexibility.

Staff Narrative (need/purpose):

The prepay agreement utilizes specific provisions in the Internal Revenue Code and US Treasury Regulations to issue tax-exempt bonds for prepaying natural gas and electricity. This prepay transaction structure capitalizes on the cost differential between the lower tax-exempt funds available to the issuer and the higher taxable funds of the energy supplier, resulting in a discounted energy price. The initial discount, expected to be at least 8%, will be determined before the closing and reset periodically every five to ten years upon bond refinancing. UAMPS will integrate its existing gas or electricity purchase agreements into the prepay transaction, applying the discount to the contract prices. According to Tax Code requirements, the prepaid energy must be used by UAMPS members to serve retail customers within their municipal utility service areas, ensuring compliance with the "Qualifying Use" mandate. The transaction is set for a 30-year term, with the closing date anticipated in Q2 2024. In terms of contract structure, the Southeast Energy Authority (SEA) will issue bonds for a 30-year prepayment for gas or electricity sourced from a special purpose entity created by J. Aron & Company, Goldman Sachs' commodities affiliate. Importantly, UAMPS has no financial obligations related to the bonds. Through a Limited Assignment Agreement (LAA), UAMPS will assign existing gas and power purchase agreements to J. Aron without altering the original agreements, maintaining unchanged interactions between UAMPS and the sellers. The LAA will determine the monthly cashflows needed over the 30-year term. UAMPS has already secured approval from the Nebo Project to include a 5-year gas purchase agreement in the prepay, and plans to include the Red Mesa Power Purchase Agreement (PPA) and Steel Solar 1A and 1B PPAs. While Red Mesa will immediately benefit from the discount, the Steel Solar PPAs will receive the discount after establishing operational stability, ensuring operational flexibility by assigning less than the total anticipated solar generation from each PPA.

Name of Legal Dept approver: Alicia Carlton

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends approval.

A RESOLUTION AUTHORIZING A TAX CERTIFICATE AND AGREEMENT
FOR UAMPS' FIRM POWER SUPPLY PROJECT; AND RELATED MATTERS.

*** **

WHEREAS, the City of St. George, Utah (the "*Participant*") is a member of Utah Associated Municipal Power Systems ("*UAMPS*") and has previously entered into the Master Firm Power Supply Agreement with UAMPS that enables the parties to enter into firm transactions for the purchase and sale of electricity from specified power supply resources;

WHEREAS, pursuant to the Master Firm Power Supply Agreement, UAMPS has entered into (a) the Amended and Restated Solar Power Purchase Agreement (as such agreement may be amended and restated from time to time, the "*Red Mesa PPA*") with NTUA Generation—Utah, LLC and (b) the Second Amended and Restated Solar Power Purchase Agreement (the "*Steel Solar 1B PPA*" and, together with the Red Mesa PPA, the "*PPAs*") with Steel Solar, LLC;

WHEREAS, pursuant to the Master Firm Power Supply Agreement, the Participant has elected to participate in (a) the Red Mesa PPA pursuant to the Red Mesa Tapaha Solar Firm Power Supply Agreement Amended and Restated Transaction Schedule and (b) the Steel Solar 1B PPA pursuant to the Steel 1B Solar Project Firm Power Supply Agreement Second Amended and Restated Transaction Schedule (such Transaction Schedules and the Master Firm Power Supply Agreement are referred to collectively herein as the "*Firm PSAs*"), each between the Participant and UAMPS;*

WHEREAS, the Participant understands that in order to provide a discounted price for portions of the electricity sold to the Participant under the Firm PSAs (such portions are referred to herein as the "*Prepaid Portions*"), UAMPS will participate in a prepayment transaction being undertaken by Southeast Energy Authority, a Cooperative District ("*SEA*") by (a) assigning its rights to portions of the electricity to be delivered under the PPAs to the commodity supplier under the prepayment transaction and (b) entering into a Commodity Supply Contract (the "*Supply Contract*") with SEA under which it will purchase the assigned electricity from SEA at prices that reflect discounts from the contract prices under the PPAs, and the savings from such discounts will be applied by UAMPS for the benefit of the Participant and the other Participants in the PPAs;

WHEREAS, the Participant has been advised that SEA will issue bonds to finance a prepayment for the electricity that it sells to UAMPS under the Supply Contract (the "*Prepay Bonds*") with the intention that the interest on the Prepay Bonds will qualify for tax exemption under Section 103 of the Internal Revenue Code of 1986, as amended (the "*Code*"); and

*

Capitalized terms used and not otherwise defined herein have the meanings assigned to them in the Firm PSA and the Tax Certificate and Agreement.

St. George Resolution for Prepaid
Electricity 8703639/JCB

WHEREAS, the Participant acknowledges that its use of the Prepaid Portions of the electricity it purchases under the Firm PSAs will be subject to certain restrictions that are necessary to establish and maintain the tax-exempt status of interest on the Prepay Bonds, and desires to adopt this resolution to authorize a Tax Certificate and Agreement that sets forth the Participant's agreement to comply with such restrictions;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ST. GEORGE, UTAH, AS FOLLOWS:

Section 1. Approval of Tax Certificate and Agreement. The Tax Certificate and Agreement, in substantially the form attached hereto as *Exhibit A*, is hereby authorized and approved.

Section 2. Authorized Officers; Final Changes and Dating. The Participant's Representative and Alternate Representative to UAMPS (the "*Authorized Officers*") are each hereby authorized to execute and deliver the Tax Certificate and Agreement and to deliver the same to UAMPS on behalf of the Participant. Each of the Authorized Officers is hereby delegated authority to approve such changes to the Tax Certificate and Agreement as are necessary to complete the form thereof, together with any minor or non-substantive changes, and his or her execution of the Tax Certificate and Agreement shall be conclusive evidence of such approval. The Authorized Officers shall deliver an executed and undated copy of the Tax Certificate and Agreement on or prior to the date requested by UAMPS, and UAMPS is hereby authorized to deliver the Tax Certificate and Agreement, dated the issue date of the Prepay Bonds, to SEA on behalf of the Participant.

Section 3. Other Actions With Respect to the Tax Certificate and Agreement. The Authorized Officers shall take all action necessary or reasonably required to carry out and give effect to the Tax Certificate and Agreement including adjusting the priority of the Participant's resources within the UAMPS Power Pool to ensure the Qualified Use of the electricity from the Participant's Entitlement Share in the Project.

Section 4. Severability. If any section, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this resolution.

Section 5. Effective Date. This resolution shall be effective immediately upon its approval and adoption.

ADOPTED AND APPROVED by the Governing Body of the City of St. George, Utah, this day,

_____.

CITY OF ST. GEORGE, UTAH

By _____
Michele Randall, Mayor

ATTEST:

VOTING of CITY COUNCIL:

Christina Fernandez, City Recorder

Councilmember Hughes _____
Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____

APPROVED AS TO FORM:

Alicia Carlton, Assistant City Attorney

EXHIBIT A

[TAX CERTIFICATE AND AGREEMENT]

TAX CERTIFICATE AND AGREEMENT

This Tax Certificate and Agreement is executed in connection with the Commodity Supply Contract (the “*Supply Contract*”) between Southeast Energy Authority, a Cooperative District (“*SEA*”) and Utah Associated Municipal Power Systems (“*UAMPS*”).

WHEREAS, _____ (the “*Participant*”) is a member of UAMPS and has entered into the Master Firm Power Supply Agreement dated as of _____, and [describe Red Mesa, Steel Solar 1A and Steel Solar 1B transaction schedules as applicable] (the “*Firm PSA*”)¹ with UAMPS pursuant to which the Participant has an Entitlement Share (as defined in the Firm PSA) in the energy, environmental attributes and other benefits received by UAMPS under the [describe Red Mesa, Steel Solar 1A and Steel Solar 1B PPAs as applicable] (the “*PPA*”)²;

WHEREAS, the Participant understands that in order to provide a discounted price for a portion of the electricity sold to the Participant under the Firm PSA (such portion is referred to below as the “*Prepaid Portion*”), UAMPS will participate in a prepayment transaction being undertaken by SEA by (a) assigning its rights to a portion of the electricity to be delivered under the PPA to the commodity supplier under the prepayment transaction and (b) entering into the Supply Contract under which it will purchase the assigned electricity from SEA at a discounted price for sale to the Participant under the Firm PSA;

WHEREAS, the Participant further understands that SEA will issue bonds to finance a prepayment for the electricity that it sells to UAMPS under the Supply Contract (the “*Prepay Bonds*”) with the intention that the interest on the Prepay Bonds will qualify for tax exemption under Section 103 of the Internal Revenue Code of 1986, as amended (the “*Code*”); and

WHEREAS, the Participant acknowledges that its use of the Prepaid Portion of the electricity it purchases under the Firm PSA is subject to certain restrictions that are necessary to establish and maintain the tax-exempt status of interest on the Prepay Bonds;

ACCORDINGLY AND IN FURTHERANCE OF THE FOREGOING, THE PARTICIPANT HEREBY CERTIFIES AND AGREES AS FOLLOWS:

1. The Participant is a political subdivision of the State of _____,³ and owns and operates a municipal utility system that provides electricity service to retail customers located in an established service area (the “*System*”).

¹ For Participants in more than one transaction schedule, the term “Firm PSA” will apply separately to each transaction schedule.

² For Participants in more than one transaction schedule, the term “PPA” will apply separately to each Power Purchase Agreement.

³ Utah for all Participants, except California for TDPUD and Nevada for Fallon.

2. The Participant will (a) use all of the Prepaid Portion of the electricity it acquires under the Firm PSA in a Qualified Use (as defined below), (b) not take any action (or make any allocation) that is inconsistent with the Qualified Use of the Prepaid Portion of such electricity, (c) not take or omit to take any action with respect to the Prepaid Portion of such electricity, its Entitlement Share or its System which could adversely affect the tax-exempt or tax-advantaged status of interest on the Prepay Bonds or any refunding bonds issued by SEA, (d) take, and pay the costs of, such remedial actions as may be necessary to maintain the tax-exempt or tax-advantaged status of interest on the Prepay Bonds or any refunding bonds in the event of its failure to use such electricity in a Qualified Use, and (e) act in accordance with such reasonable written instructions as may be provided by SEA (through UAMPS) from time to time in order to maintain the tax exempt or tax-advantaged status of the Prepay Bonds.

3. “*Qualified Use*” means the sale of electricity to retail customers located within the “electricity service area” of a municipal utility pursuant to generally applicable and uniformly applied rate schedules or tariffs; *provided* that: (a) “Qualified Use” shall not include any sale of electricity that gives rise to “private business use” or a “private loan” within the meaning of Section 141 of the Code; and (b) “Qualified Use” shall include such additional uses of electricity as may be approved by SEA (through UAMPS) with a favorable opinion of bond counsel. For purposes of this definition: (i) “electricity service area” has the meaning assigned to such term in U.S. Treasury Regulation Section 1.148-1(e)(2)(iii); and (ii) a “municipal utility” is a state or local government unit that owns and operates an electric distribution utility.

4. In each of the five calendar years preceding 2024, the amount of electricity sold to retail customers in the Participant’s electricity service area has equaled or exceeded the amount of the Prepaid Portion of the electricity attributable to its Entitlement Share under the Firm PSA (excluding the amount of electricity that the Participant was obligated to take under a long term agreement that was either (i) purchased pursuant to a long term prepaid agreement using the proceeds of tax-exempt or tax-advantaged obligations, or (ii) generated from gas that a person is obligated to take under a long term agreement that was purchased pursuant to a long term prepaid agreement using the proceeds of tax-exempt or tax-advantaged obligations), and it anticipates this to be the case in 2024.

5. The Participant expects to make the required payments under the Firm PSA solely from the current revenues of the System.

Dated: _____, 2024.

[NAME OF PARTICIPANT]

By: _____
[Name]
[Title]



Agenda Date: 06/13/2024

Agenda Item Number: 08

Subject:

Consider approval of Ordinance No. 2024-034 amending the city zoning map by amending the zone from A-20 (Agriculture, 20 acres per lot) and A-1 (Agriculture, 1 acre per lot) to PD-R (Planned Development Residential) on approximately 64.83 acres generally located east of Little Valley Road, between 2450 South and Seegmiller Drive, with conditions from Planning Commission. (Case No 2024-ZC-001)

Item at-a-glance:

Staff Contact: Dan Boles

Applicant Name: American Land Consulting, LLC, Adam Allen

Reference Number: 2024-ZC-001

Address/Location:

Generally located between 2450 South and Seegmiller Drive, east of Little Valley Road

Item History (background/project status/public process):

The applicant is proposing PD-R (Planned Development Residential) zoning for the purpose of allowing a 262-unit single-family development to be known as Suniva. The subject property is currently zoned A-20 and A-1, both of which are agricultural zoning designations. Over the years, portions of the property have been used to raise crops and portions have been grazed by animals and it has been used for general agricultural activities. The applicant now desires to construct 262 homes on the property. The Planning Commission held a public hearing on May 14, 2024 to receive input on the proposed subdivision. A single comment was made at the meeting. The Planning Commission forwarded a positive recommendation to the City Council with a 7-0 vote.

Staff Narrative (need/purpose):

This project, if approved, will consist of three different product types. The first type of housing is a small Garden Home on a 1,500 ft pad. There are proposed 106 of these units. The second product is a Patio Home. The pads for the patio homes are in the area of 4,000 ft. The final product type is a traditional single-family lot. The idea is to create a blend of traditional lot sizes ranging from 8,600 ft on the smaller side to 15,000 ft on the upper end. The smaller lots are designed on the north and east sides of the development. This allows the lots to get larger as the property proceeds west and south to closer match the existing development to the south and west. The applicant can only do this with a PD-R zone and is therefore asking that the property be rezoned to PD-R.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

Planning Commission held a public hearing on May 14, 2024. They have forwarded a positive recommendation to the City Council for the project with a 7-0 vote. This recommendation comes with the following conditions: 1. The applicant meets all requirements found in Section 10-7F of the zoning regulations. 2. That a plat is recorded with each phase in compliance with Title 10, chapter 5 of the St. George municipal code. 3. That there are a minimum of four amenities to be constructed with the project in compliance with section 10-7F of the zoning regulations.

PLANNING COMMISSION AGENDA REPORT:

05/14/2024

CITY COUNCIL AGENDA REPORT:

06/13/2024

Suniva Subdivision Zone Change (Case No. 2024-ZC-001)		
Request:	This is a request to change the zone from A-20 (Agriculture, 20 acres per lot) and A-1 (Agriculture, one acre per lot), to PD-R (Planned Development Residential). The zone change would only allow single family lots of varying sizes.	
Applicant:	American Land Consulting, LLC	
Representative:	Adam Allen	
Location:	The property is generally located between 2450 South and Seegmiller Drive East of Little Valley Road (see attached maps).	
General Plan:	LDR (Low Density Residential)	
Existing Zoning:	A-20 (Agriculture, 20 acres per lot) & A-1 (Agriculture, one acre per lot)	
Surrounding Zoning:	North	R-1-20 (Single Family Residential 20,000 ft ² minimum lot size)
	South	A-20 (Agriculture, 20 acres per lot), A-1 (Agriculture, one acre per lot) & R-1-12 (Single Family Residential, 12,000 ft ² minimum lot size)
	East	A-20 (Agriculture, 20 acres per lot) & A-1 (Agriculture, one acre per lot)
	West	RE-12.5 (Residential Estates, 12,500 ft ² minimum lot size)
Land Area:	Approximately 64.83 acres	



Suniva Subdivision

0 385 770 1,540 2,310 3,080 Feet



BACKGROUND:

The subject property is currently zoned A-20 and A-1, both of which are agricultural zoning designations. Through the years, portions of the property have been used to raise crops and portions have been grazed by animals. In any case, it has been undisturbed as far as structures (with the exception of the extreme north-west corner which has old sheds, silos, and farm equipment) and has been used for agricultural purposes. The north east portion of the property has a higher ground water table which the developer will have to mitigate in order to develop.

The applicant is proposing PD-R (Planned Development Residential) zoning. In recent years, PD-R zoning has been applied to multi-family projects, but it can also be used for single-family projects such as this one. This project, if approved, will consist of three different product types. The first type of housing is a small “Garden Home” on a 1,500 ft² pad. These homes will likely be two stories and will be in the 2,200 ft² size area. There are proposed 106 of these units which will comprise 14.40 acres of the overall project area. The second product is a “Patio Home.” The pads for the patio homes are in the area of 4,000 ft² allowing a one and two story homes to be 1,800-3,500 ft². This would comprise approximately 11.3 acres of the project area. The final product type is a traditional single-family lot. The idea is to create a blend of traditional lot sizes ranging from 8,600 ft² on the smaller side to 15,000 ft² on the upper end. The smaller lots are designed on the north and east sides of the development. This allows the lots to get larger as the property proceeds west and south to closer match the existing development to the south and west.

<u>PRODUCT PERCENTAGES:</u>		
GARDEN HOMES:	40.46%	(106 UNITS)
PATIO HOMES	17.94%	(47 UNITS)
R-1-8:	17.94%	(47 UNITS)
R-1-10:	12.98%	(34 UNITS)
R-1-12.5:	10.69%	(28 UNITS)
TOTAL	100.00%	(262 UNITS)

Overall, the development, as proposed, consists of 262 units over 64.83 acres. This calculates to an overall density of 4.0 units per acre which is compliant with the LDR (Low Density Residential) designation outlined in the general plan. That said, 262 units, especially the smaller lot units, will feel like a significant change to the feel of the area now. Across 2450 South to the north is the Old Farm project which has not been approved but has similar and slightly higher density contemplated through the general plan as well including commercial.

The applicant has produced a booklet to accompany the proposed zone change as is typical with these types of zone changes. Within that booklet are typical architectural renderings and elevations. The elevations of the final product may not look exactly like what are being depicted but it gives a good idea of the type of product the applicant is considering.

At a rate of 200 ft² for each unit, the development is required to have a minimum of 52,400 ft² of amenity space with a minimum of four amenities. The amenity area as proposed is 67,636 ft² exceeding the requirement by over 15,000 ft². The plan depicts two pickleball courts, a play area for kids and a gazebo. Further review of the amenity area will be reviewed at the time a formal site plan is submitted. Though not a specific amenity of the project, there will also be a public trail that will extend along Seegmiller Drive adjacent to the property’s southern border.

Please see the all the zoning requirements below:

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks	10-7F-5	All setbacks are shown as required in the code.	The required setbacks will be: Front: 25' to garage Front: 15' to home Side: 10' (10' between pads) Rear: 10' or 20' depending on height of home
Pedestrian Circulation Plan		The site plan provided shows exterior and interior sidewalks for pedestrian circulation	Staff will review the finalized site plan to ensure the circulation is adequate.
Height and Elevation	10-7F-2	Single and double story homes	The PD-R zone allows for a 40' height. The applicant will be required to comply with the maximum heights allowed.
Phasing Plan		There will be ten phases	The north-east Garden homes will be the first phase to develop.
Landscape/ Amenity Plan	10-7F-6	A concept landscape plan showing where landscaping will be, has been included in the booklet attached.	Staff will review the finalized site plan to make sure street tree policies and the amenities required and landscape areas are compliant with code.
Utilities	10-7F-2	None shown	All utilities will be required to be underground, and all transformer equipment must be screened. We will ensure this is completed during site plan approval process.
Signs	10-7F-2	No signage has been provided.	The applicants will be required to pull a sign permit when they are ready to put in their signs.
Lighting	10-7F-2	A photometric plan has not been provided.	Photometric plans are not required for single family residential developments.
Lot Coverage	10-8D-4	Approximately 38% of the project area will be landscaped. Another 20% is typical for roadways leaving building coverage at a max of 42%.	The PD-R zone allows building coverage up to 50%.

Solid Waste	10-7F-2	The site plan does not show the location of solid waste.	There are no common garbage facilities planned for this project.
Overlay Zones	10-13	None	N/A
Parking	10-19-5	Parking provided: each unit will have a minimum of two car garages and a 25' setback for additional parking.	The plan meets the required parking for single family development.

Preliminary Plat:

A preliminary plat was approved at the Planning Commission for this development. The preliminary plat shows the proposed layout of the lots, roads, open space and road cross sections. A condition was placed on the preliminary plat that if this rezone was not approved, the preliminary plat would be considered null and void.

RECOMMENDATION ZONE CHANGE:

Planning Commission recommends approval of this Zone Change with the following conditions:

1. The applicant meets all requirements found in Section 10-7F of the zoning regulations.
2. That a plat is recorded with each phase in compliance with Title 10, chapter 5 of the St. George municipal code.
3. That there are a minimum of four amenities to be constructed with the project in compliance with section 10-7F of the zoning regulations.

ALTERNATIVES:

1. Approve as presented.
2. Approve with conditions.
3. Deny the application.
4. Continue the proposed zone change to a later date.

PC RECOMMENDATION:

On May 14, 2024, the Planning Commission held a public hearing in order receive public input on the request. There was one public comment and the Planning Commission voted 7-0 to recommend approval of the application.

SAMPLE MOTION:

“I move that we approve the Suniva zone change request, application number 2024-ZC-001, based on the findings noted in the staff report.”

FINDINGS FOR APPROVAL:

1. The proposed zone change meets the requirements of the city ordinance.
2. There will be adequate parking on site to facilitate the development.

CC 2024-ZC-001
Suniva Subdivision
Zoning Map Amendment

3. The overall density of the development is within the 1-4 units per acre range delineated in the general plan for this area.
4. Approval of the project is in the best interest of the health, safety, and general welfare of the City of St. George.

CC 2024-ZC-001
Suniva Subdivision
Zoning Map Amendment

Narrative



4/09/2024

Re: Townhomes at Grand Views

To whom it may concern,

The purpose of this submittal is to bring forward the details of the proposed Planned Unit Development for Suniva. This property was previously owned by the Seegmiller group. This 64.83 acre project will be staying within the LDR designation of 4.0 Dwelling units per acre, but doing so in a thoughtful way that will provide 3 different segments of home ownership. We are pleased to present you with the Suniva PD Zone Submittal and hope you will appreciate the thought and effort that we have put into this area.

Thank You for your Consideration,

Adam Allen, Manager – American Consulting and Engineering

CC 2024-ZC-001
Suniva Subdivision
Zoning Map Amendment

Suniva Zoning Booklet



*AREA ZONE PLAN
FOR*

Suniva

The logo for Suniva features the word "Suniva" in a large, elegant, black cursive script. To the right of the text is a stylized sunburst graphic composed of several thin, golden-yellow lines radiating from a central circular point.

Prepared by:



Developed by:



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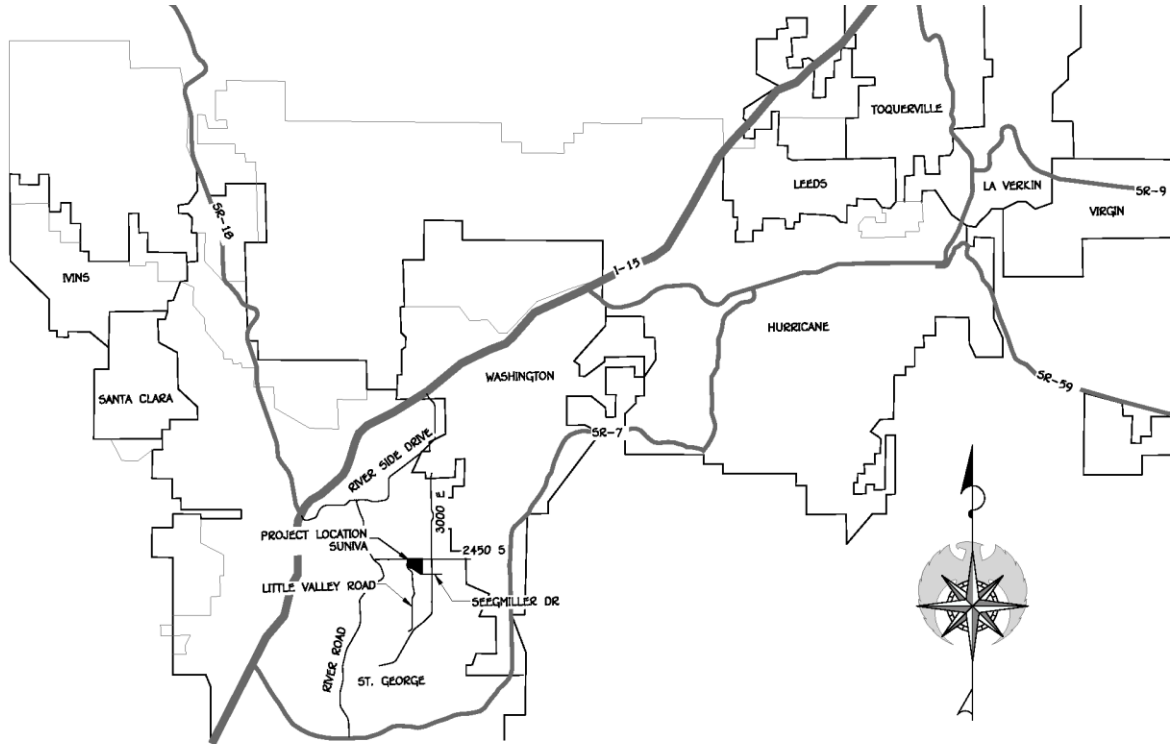
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1.0 INTRODUCTION

Suniva (the “Project”) is a proposed 64.83-acre development. The project will consist of several single-family residential products with varying price ranges and lot sizes. This precisely crafted community will also consist of designated amenity area and other community enhancing features to create a diverse and very desirable living environment.



WASHINGTON COUNTY VICINITY MAP
N.T.S

The overall goal of the Suniva is to provide an opportunity for an individual or family to stay within the community they love. This is achieved by providing different housing segments in the same neighborhood for people of all economic backgrounds to be able to attain. That begins with an “Attainable Home” that a young family or individual can move in to. As the family grows and as economic prosperity arises, they can move into progressively larger homes and/or lots to meet their family needs. This will allow for the parents and children to build lifelong friendships, that don’t have to be broken when the need for more room arises. Children can spend their entire childhood going to the same schools as their brothers and sisters and have the sense of community that is lost in the old housing model of having a single product type at a single price point for a neighborhood.

Suniva is divided into three different areas. Within the three areas there are Traditional Lots (See Section 3.1) Patio Homes (3.2) and Garden Homes (See Section 3.3). The layout of this project was done so with some traditional planning in mind. The “Core”, or most dense area of the project is placed the farthest away from the existing housing in the northeast corner of the project. This area (Area 3, or the Garden Homes) is bound by an 80’ wide Arterial Road to the North (2450 South Street), a Substation and a substantial city open space to the east. To the South and West are the Patio Homes and “Traditional Lots”. These progressively get bigger to 12,500 Sf Lots along the outside South and West edges of the project.

Further buffering the site is a an additional 10’ minimum width Landscape buffer to along the north of the project, (south of 2450 South). To the West there is also a 10’ landscape buffer and Little Valley Road (a 66.0’ wide Major Collector). Along the south there is a 27’-41’ wide Landscape and Public Trail, along with a 50’ wide public road (Seegmiller road). The "Area Plan" (Exhibit 1 on the next page) shows the delineation of these areas.

Suniva is **64.83 acres** in total, and which is divided as follows:

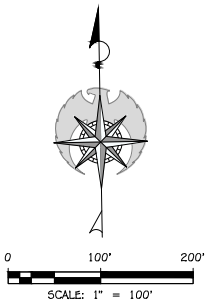
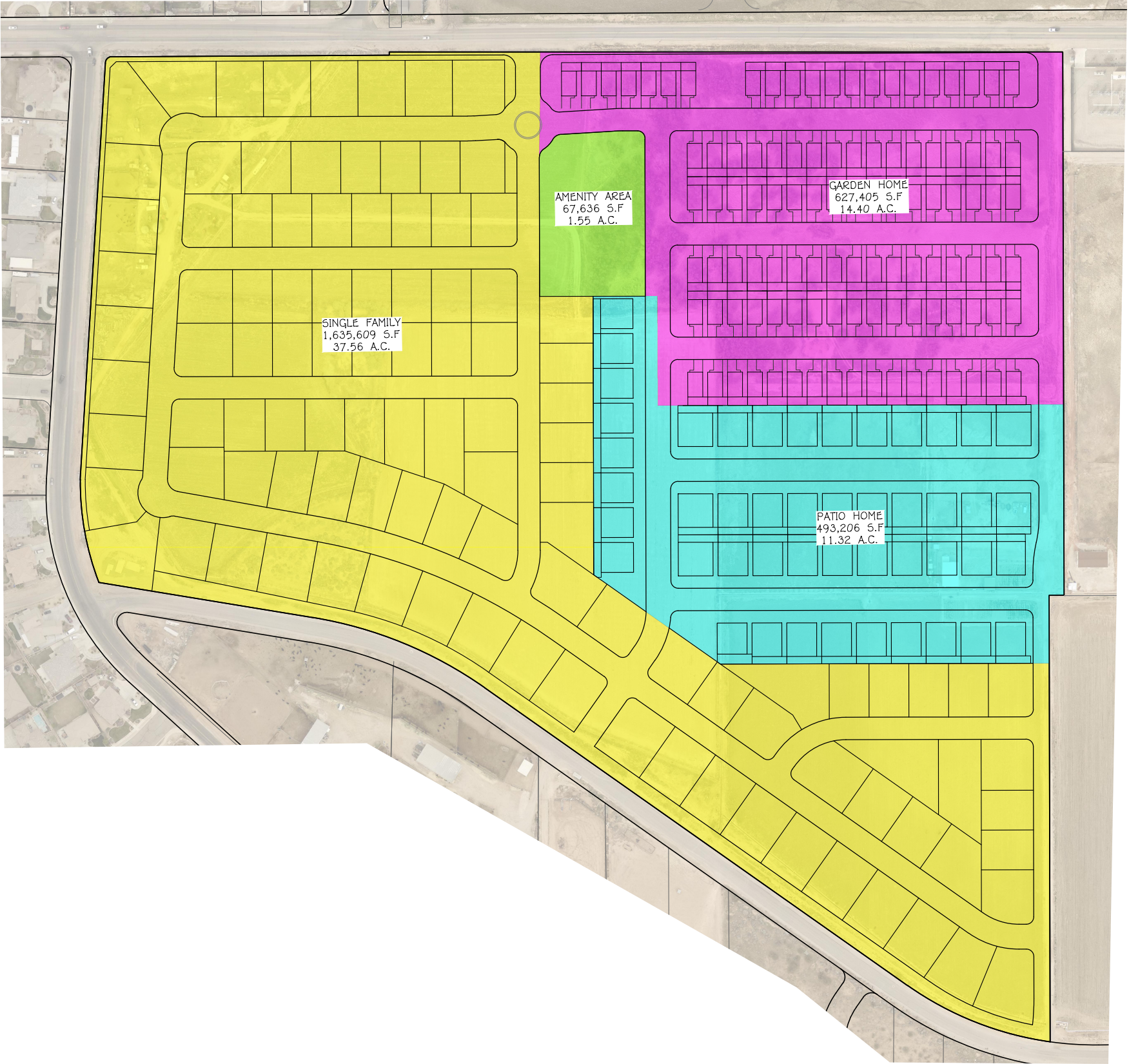
Residential Area land use table

Area 1 – Traditional Lots:	109 Units	37.56 Acres	2.9 du/ac.
Area 2 – Patio Homes:	47 Units	11.32 Acres	4.2 du/ac.
<u>Area 3 – Garden Homes:</u>	<u>106 Units</u>	<u>14.40 Acres</u>	<u>7.3 du/ac.</u>
Residential Totals:	262 units	64.83 Acres	4.0 du/ac.

This site is currently natural vegetative areas and cultivated fields. The proposed development of the site is conducive to the growth in the St. George area and fulfills many of the area’s needs. The "Programming Concept Plan" (Exhibit 2) shows the current conceptual layout of the site. The Vicinity Map on the previous page shows the project location relative to the overall St. George area.

Area Zoning Plan Note:

Imagery and typical details used throughout this Area Zoning Plan are intended to portray specific elements and may not represent all requirements as outlined within this Area Zoning Plan unless otherwise noted.



- SINGLE FAMILY
- GARDEN HOME
- PATIO HOME
- AMENITY AREA

UNITS		
R-1-8	47	UNITS
R-1-10	34	UNITS
R-1-12.5	28	UNITS
PATIO HOMES	47	UNITS
GARDEN HOMES	106	UNITS
TOTAL:	262	UNITS

PRODUCT PERCENTAGES:		
GARDEN HOMES:	40.46%	(106 UNITS)
PATIO HOMES	17.94%	(47 UNITS)
R-1-8:	17.94%	(47 UNITS)
R-1-10:	12.98%	(34 UNITS)
R-1-12.5:	10.69%	(28 UNITS)
TOTAL	100.00%	(262 UNITS)

AREA PLAN EXHIBIT
SUNIVA SUBDIVISION

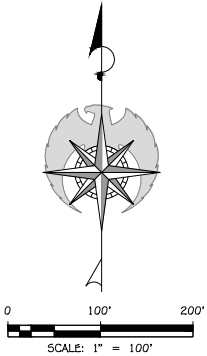
ST. GEORGE CITY WASHINGTON COUNTY, UTAH
SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SLB&M

Date: 04/05/2024
Job # 23-505-1
File: SUNIVA.dwg

EXHIBIT 1



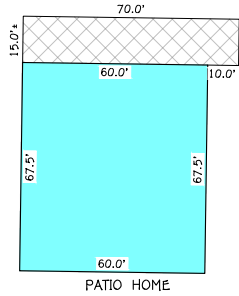
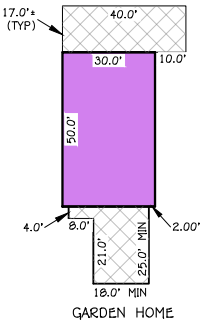
- GARDEN HOME
- PATIO HOME
- 8,000 SQ. FT. MIN
- 10,000 SQ. FT. MIN
- 12,000 SQ. FT. MIN
- POSSIBLE LOCATIONS OF MONUMENT SIGNS



UNITS		
R-1-8	47	UNITS
R-1-10	34	UNITS
R-1-12.5	28	UNITS
PATIO HOMES	47	UNITS
GARDEN HOMES	106	UNITS
TOTAL:	262	UNITS

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R-1-10:	12.98%	(34 UNITS)
R-1-12.5:	10.69%	(28 UNITS)
TOTAL	100.00%	(262 UNITS)

QUEST PARKING 18



CONCEPT EXHIBIT
SUNIVA SUBDIVISION

ST. GEORGE CITY WASHINGTON COUNTY, UTAH
SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SLB&M

DATE: 02/15/2024
JOB #: 23-505-1
FILE: SUNIVA.dwg

2.0 GENERAL PROVISIONS

2.1 Preservation of Features

The development shall be compatible with the existing topography of the land, and shall preserve any unusual topography or natural features. Requests to waive this standard will be accompanied by a professionally prepared feasibility report indicating why the proposed change is a significant need that transcends the need to preserve the topography and/or other features.

2.2 Interconnectivity of Land Use/Phases

Each phase of the project shall not be isolated from an adjacent phase of land development. There will be 4 Access points to the subdivision in total, two (2) on to 2450 South, and two (2) onto Seegmiller Road. As each phase develops, we will follow St George City code as to roadways and access.

2.3 General Private Covenants

The entire planned development shall be made subject to appropriate covenants, conditions and restrictions that shall be recorded as running with the land to ensure the continuance and maintenance of the planned development in accordance with the approved plans and approved uses. A copy of the covenants, conditions and restrictions will be recorded at or before the approval of the phase of development.

2.4 Owner/Developer Responsibilities

Development and maintenance of general common areas shall be accomplished through the establishment of an appropriate owners' association. Owner/developer will also be responsible for development of the management plan including management association setup and related responsibilities to ensure that ownership and management standards are met in full.

2.5 Utility Services

Water: Water will be provided to the development via existing St. George City water facilities.

Sewer: Sewer service shall be provided by connecting to St. George City sewer.

Power: Power service will be provided by Dixie Rural Electric Association (Dixie Power/Dixie REA).

Drainage Study: A Drainage Study will be completed along with the construction drawings of Suniva. This will establish pipe sizes, discharge rates, and will be used throughout the development of the project.

2.6 Amendments to the Project Plan

St. George City may consider approval of amendments to the Project Plan. Any amendment shall be brought before the City Council and will include full details of the site, to be considered for approval by the St. George City Council as to the compliance of this area Zoning Plan.

3.0 GENERAL PROJECT DESCRIPTION

3.1 Area 1 Traditional Lots:

Area 1 will be a portion of Suniva that contains Traditional Lots. This Area will be developed in conjunction with Areas 2 & 3, to provide the best diversity of products for Suniva.

a. Land coverage:

Area 1 covers 37.56 of the 64.83 acres, and is 2.5 times the size of the garden home area. The landscaping requirement in this area will be met by providing the 30% landscaping on the lots.

b. Parking:

Parking for Single Family lots will be provided on the lot in the form of Garages and Driveways. There will also be ample room on the roadways for on street parking as necessary for visitors.

c. Lot Mix:

The 109 lots will vary in size from 8,000 to 17,000 Sf and will offer a plethora of different house sizes. These houses will be single story ramblers and two-story houses. They will vary in size from 1,900 Sf to 4,000 Sf and will cover a wide range of prices to provide a varied mix of income levels in the neighborhood.

3.2 Area 2 Patio Homes:

Area 2 is the patio home portion of Suniva. Most patio homes have the stigma of being small, single-story homes, with no backyard. Our patio homes will be single or two-story homes, with a minimum of a 15' deep back yard.

These homes are for the people who want a larger home, but not a large yard. Or for the person who needs the larger home but cannot afford the larger yard. The patio homes in Suniva will be comprised of the most the same homes as the Traditional Lot portion, save the largest houses that are reserved for the 12,500 sf and larger lots. This area will look and feel almost identical to the Traditional Lot zone, but won't have walls between the side yards of the houses.

a. Land coverage:

Area 2 covers 11.32 Acres of the 64.83 Acres. With 3.05 acres of landscaping.

b. Parking:

Parking for Patio Family lots will be provided on the lot in the form of Garages and Driveways. There will also be ample room on the roadways for on street parking as necessary for visitors

c. Homes:

The 47 Patio Homes will be 1 and 2 Story, and between 1,800 – 3,500 SF. All the units will have a two-car garage and a minimum of a 15' deep back yard. This housing area is designed to be the next step after ownership of a Garden home.

SINGLE FAMILY / PATIO HOME EXAMPLES







3.3 Area 3 Garden Homes:

Garden Homes are mix between a traditional patio home type development and a townhome. With this home design, we will be creating the affordability of townhomes with the Sense of ownership that comes with a single-family home. Our Garden Homes are two story and all have their own backyard.

The target audience will be young families, the new generation of home owners who want a home, and a sense of community, but not a large yard. This starts with having a home that you have design input on, pedestrian access, reduced setbacks, public streets, availability of outside recreation, but without abundance of block walls. We are anticipating neighbors becoming acquainted with each other and building longtime friendships, as future home owners at Suniva will be from varying social and economic backgrounds.

a. Land coverage:

Area 3 covers 14.40 Acres of the 64.83 Acres. With 4.1 acres of landscaping.

b. Parking:

Parking for Garden Homes will be provided on the lot in the form of Garages and Driveways. There will also be ample parking stalls provided in the area to help with guest parking.

c. Homes:

The 106 Gardet homes will be 2 Story, and about 2200 SF. All the units will have a two-car garage and a minimum of a 15' deep back yard. This housing is a great option for those who want a single-family unit and a two-car garage that either cannot afford, or do not want a larger lot

GARDEN HOME EXAMPLES

(see next page)





3.4 Amenities:

Suniva is providing a Centralized amenity that meets the current requirements of St. George Code 10-7F-6. Per this code for 262 Units, there is a required amenity space of 52,400 SF, and 4 amenities per table 10-7F-6-A-5. The amenities provided are from the list in table 10-7F-6-A-6c.

The provided amenity is 67,636 SF or 1.55 Ac. There will be 5 amenities in this area: two pickleball courts, a playground, a covered picnic area and a grass area to play on. This will meet the required amenities for this project, and will be constructed before 50% of the total units are built.

Along the south end of the project, a 10' wide city trail is being constructed along with this project that the residents can use to gain access to the wider area of regional trails. This is currently not being counted in the calculation but provides extra

Lastly, the majority of Suniva is traditional single-family lots, and they will all have their own backyards that can serve as additional amenity areas.

AMENITY AREA



4.0 GENERAL SITE REQUIREMENTS

4.1 Land Coverage (Residential)

Maximum Lot Building Coverage of 50%. Minimum Landscaped Area of 30%. Land coverage must meet setback, landscaping and parking requirements as set forth herein.

4.2 Setbacks (Residential)

Front/Street Side Yard: The front yard setback shall be fifteen feet (15') or twenty feet (25') for a garage.

Side Yard: The side yard setback shall be 8 feet 10 feet (10') and street-side shall be 15'.

Rear Yard: The rear yard setback shall be ten feet (10'). Adjacent to a street: 20' with a 6' privacy wall along street right-of-way. Otherwise, 10' if height is less than 20'; 20' if height is 20' or greater.

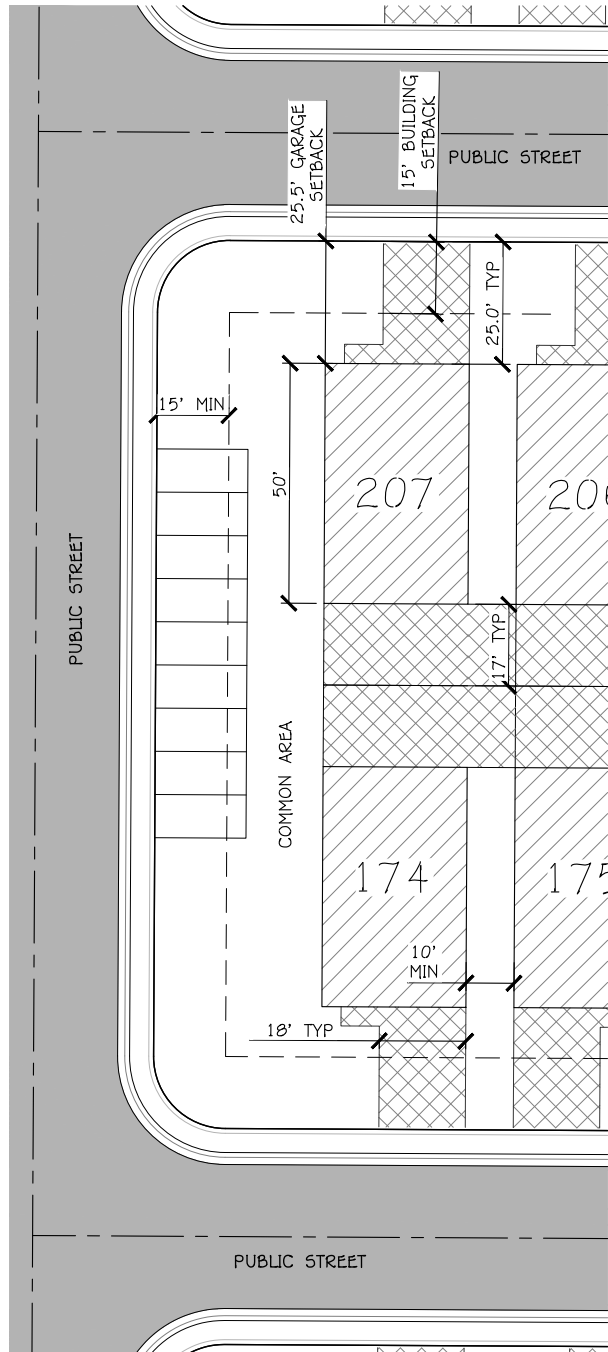
4.3 PD-Residential Summary Table

PD-R Phase Dimensions:	
District Size	64.83 ac
Minimum landscaped area	30%
Building Setbacks:	
Front setback	15' House / 25' Garage
Side setback	10'
Street side setback	15' House / 25' Garage
Side interior setback	8' / 10'
Rear setback	10'/20'
Principal building maximum height	40'
Accessory building maximum height	35'
Minimum distance between buildings	10'
Maximum Building Coverage	50%

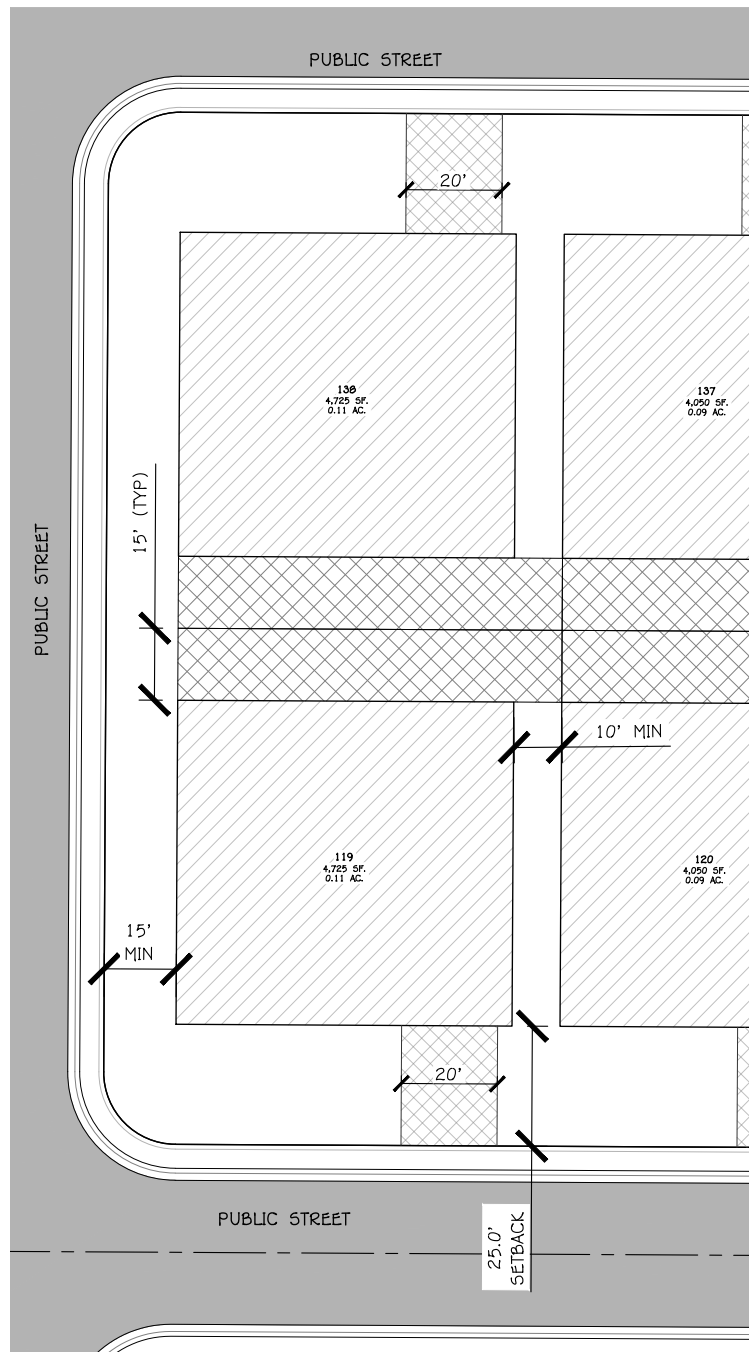
4.4 Height Regulations

The height regulations for the Planned Development shall be in accordance with the St. George City Code. For the Residential portions of this PD, these regulations are found in Title 10, Chapter 7, Article F4. For the Commercial portion of this PD, these regulations are found in Title 10, Chapter 8, Article D-6.

PRIVATE
LIMITED COMMON

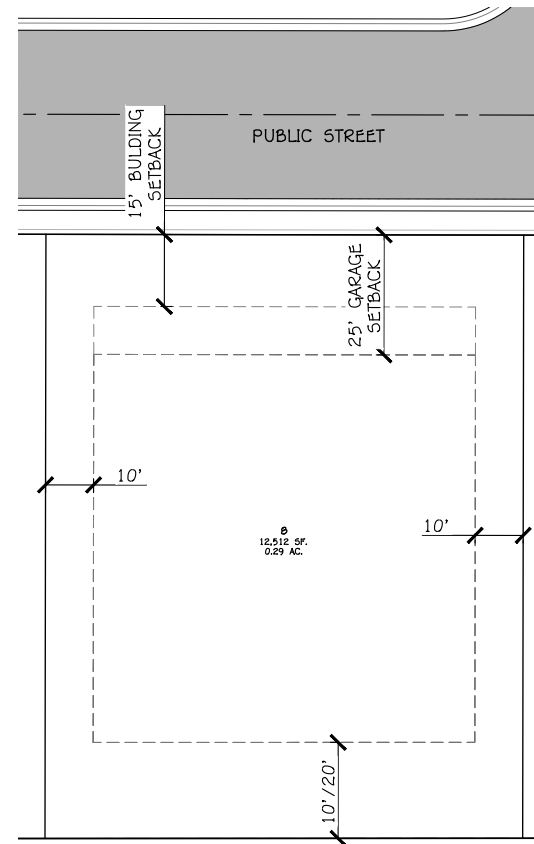


GARDEN HOME SETBACKS



PATIO HOMES SETBACKS

PRIVATE
LIMITED COMMON



SINGLE FAMILY LOT SETBACKS

(8K - 12.5K LOTS)

TYPICAL SETBACKS	
FRONT	25'
REAR	10'/20'
SIDE-1	8'/10'
SIDE-2	8'10'
STREET SIDE	15'

* 15' TO BUILDING OR 25' TO GARAGE

** SMALLER SETBACKS OR SINGLE STORY HOUSES ONLY



SETBACK EXHIBIT
SUNIVA SUBDIVISION

ST. GEORGE CITY WASHINGTON COUNTY, UTAH
SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SLB&M

DATE: 02/15/2024

JOB # 23-505-1

FILE:SUNIVA.dwg

EXHIBIT 3

5.0 PERMITTED USES - Residential (Title 10, Chapter 7, Article F-1)

Proposed building uses shall follow the guidelines as described in the table below. Any other uses may be approved by the land use authority as they see fit.

PERMITTED USES: PD-Residential	
Residential (general)-PD	
Communications transmission facilities, including wireless, primary	PS
Communications transmission facilities, including wireless, primary, height over 50'	C
Public utility facilities, primary	PS
Public utility facilities accessory uses, accessory structures	P
Religious facilities, primary	P
School, public or charter, primary	P
Single Family dwelling, primary	P
Townhouse and condominiums	P
Residential (Multiple Family dwelling accessory uses)-PD:	
Accessory structure and use	P
Agriculture	P
Child care, in home babysitting	P
Child care, family	P
Home occupation	P
Residential (Single-Family dwelling accessory uses):	P
Accessory structure and use	P
Agriculture	P
Child care, in home babysitting	P
Child care, family	P
Guest house	PS
Home occupation	P
Small animals (not produced for food) up to 8 animals	P
Accessory dwelling unit (minimum lot size 8000 sf)	PS
Residential; Multiple Family-PD	
Accessory structure and use	P
Agriculture	P
Child care, in home babysitting	P
Child care, family	P
Home occupation	P
Small animals (not produced for food) up to 8 animals	P

Note:

P=Permitted Use in the designated zone only if approved as part of the zone change.
PS=Permitted uses with required standards, only if approved as part of a PD zone change Amendment.

6.0 PROJECT SIGNAGE

Signage requirements for the Project, the requirements of the sign ordinance apply per Title 10, Chapter 8, Article D-2-C of the St. George City code, or as amended, unless otherwise stated in this Zone Plan.

Signage shall be simple and clean with a diverse range of sign types, placement, and application/attachment types. All signage shall be appropriate to the use it represents, yet consistent throughout the development.

6.1 Project Monument Signs

Suniva monument signs shall be allowed in areas as depicted on the "Overall Concept Plan (Exhibit 2) on the Page 4

Any project monument sign shall not exceed 12 feet in height. Text or logos may be displayed on column or monument signs.

Additional logos may be added on the sign face plates for monument signs.

Additional signage requirements will be permitted when specifically mandated by a regulatory agency (e.g., State of Utah requirements for medical emergency sign may not meet these signage regulations).

Monument Signage shall create interest, provide a focal point, and aid in way finding. All project monuments will utilize consistent materials and forms throughout the project to create a cohesive and unifying theme that is easily recognizable and unique. Monument Signage will be located throughout the project, scaled to the specific location and sign type, and will be placed to maximize visual access while blending into the natural environment and landscape.

Monument signs shall be constructed of rock, steel, wood, concrete or stucco.

6.2 Temporary Project Signage

The Developer, at its sole cost and expense, shall be permitted to place temporary signage on the Property for the purpose of advertising the Project (the "Temporary Signage"). Such Temporary Signage shall not exceed one (1) double sided twenty feet by twenty feet (20' x 20') square signs placed in a "V" pattern in the locations shown on the "Master Signage Plan" exhibit provided that Developer shall have the right, in its sole and absolute discretion, to relocate such Temporary Signage to other locations on the Property as various phases of the Project are completed. Such Temporary Signage shall be permanently removed from the Property upon build-out of eighty percent (80%) of the Project.

7.0 SITE LIGHTING STANDARDS

All lighting will be night sky friendly and conform to St George City Code.

8.0 LANDSCAPE STANDARDS

This Section sets forth Landscape Standards for the development of the Suniva. The requirements of the landscape ordinance apply per St. George City Code Title 10 Chapter 23 and Title 10-Chapter 7F-3 or as amended, unless otherwise stated in this zoning plan.

The intent of these Standards is to establish the landscape character of the Project while creating new improvements that merge with the natural topography and existing landscape. The design objectives, as applicable to landscape design, are to be addressed throughout each development parcel within the Project.

A minimum of thirty percent (30%) of the project shall be landscaped. Landscaping shall primarily be Xeriscaping or other landscaping approved by the land use authority. Xeriscaping uses a wide variety of native and other water efficient plants to create an oasis of color, interest, diversity, and texture.

A generalized landscape plan is to be submitted as part of the Project plan, the level of detail is general in nature, illustrating themes, locations and other elements within the overall Project. The phase plan/preliminary subdivision plat may show landscaping in more detail, but calculations and construction drawings are not required until the final plan is submitted for approval, or until the final site plan approval has been submitted, in areas not platted or subdivided.

Entry points to the development shall be landscaped in an attractive manner using plant specimens consistent with that found throughout the remainder of the development.

Landscape improvements shall incorporate, rehabilitate and enhance existing vegetation, utilize indigenous and/or regional species of plant materials, and minimize areas of intensive irrigation. New trees and shrub plantings are to be a mix of sizes that will blend naturally into the surrounding vegetation near the development's edges. The landscape design goal shall be to gradually transition from the structured or built elements to the natural area where plant material matches adjacent landscapes and/or enhance existing native landscape patterns.

The overall landscape design objectives for the Suniva are listed below. See also "Concept Landscape Exhibit" (Exhibit 4) on page 26:

This plan includes:

- Use landscape design elements to merge built structures with the land.
- Preserve and enhance streetscapes through street tree plantings
- Use landscape materials that are available locally or regionally. All areas shall use those plant materials from approved plant lists and should source these materials locally or regionally to ensure the highest success rates and to enhance the project's sustainability initiatives.

8.1 General requirements:

A. Applicability: The requirements of this section shall apply to all new development, and to the remodeling of existing dwelling units when a dwelling unit's footprint increases for single-family residential zones, residential estate zones, and all other single-family residences. Completion and maintenance of landscaping shall apply to all residential properties.

B. Landscaping Requirements:

1. A minimum of thirty percent (30%) of the overall front yard area shall be landscaped. At least one-half ($\frac{1}{2}$) of the landscaped area shall contain live vegetation.

2. The total lawn area for any residential lot shall not exceed eight percent (8%) of the total lot size, regardless of zoning, up to a maximum of one thousand five hundred (1,500) square feet for lots up to twenty thousand (20,000) square feet. Lots which are greater than twenty thousand (20,000) square feet may have a lawn area of up to two thousand (2,000) square feet. Lots which are less than seven thousand five hundred (7,500) square feet may have a lawn area of up to six hundred (600) square feet even if that amount exceeds eight percent (8%) of the lot size. All lots must comply with subsection B3 of this section.

3. Lawn shall be prohibited in park strips, all landscape areas less than eight feet (8') wide, and on any slope that exceeds fifteen percent (15%).

4. Each single-family dwelling shall have a minimum of two (2) water-conserving trees with a minimum one-and-one-half-inch ($1\frac{1}{2}$ ") caliper trunk.

C. Completion Requirements: Landscaping shall be completed within one (1) year of the issuance of a certificate of occupancy, or the final inspection of a remodeled dwelling unit.

D. A minimum of one (1) water-conserving tree with at least a one-and-one-half-inch ($1\frac{1}{2}$ ") caliper shall be planted in the front yard. The tree may be a desert tree variety.

E. The use of native plants and other water-conserving plants is required to promote water conservation.

F. Requests For Modification Of Landscaping Requirement: The community development director or designee may approve "landscaping," as defined in this section, that covers less than thirty percent (30%) of the front yard area in landscape where the shape of the lot imposes a hardship in meeting the thirty percent (30%) requirement. If such a modification is granted, all other landscaping requirements outlined in this section shall still apply and may not be waived or modified.

G. Maintenance of Owners' Association Property: A property owners' association shall own and diligently maintain all common areas, including park strips between the street and any privacy walls. If a property owners' association is dissolved, maintenance of the common area becomes the joint responsibility of the individual owners of property that once formed the dissolved property owners' association.

H. It shall be unlawful for any person owning a single-family residence to:

1. Fail to provide landscaping and irrigation in all areas where landscaping is required or exists, regardless of the age of the development, zone, or status.
2. Fail to install, maintain, replace, or repair landscaping and irrigation systems in all areas where it is required to exist or does exist.
3. Modify an approved landscape and irrigation plan, landscape documentation package, or approved site plan without prior written permission from the city. "Modifying an approved landscape and irrigation plan or approved site plan" means changing the type of large plant (greater than six feet (6') tall at maturity), decreasing the plant quantities, or decreasing the size of the landscape area. Minor adjustments required to suit field conditions are permitted. Replacing a plant with the same type of plant is considered maintenance and not modification



TYPICAL PLANT LEGEND









- WASHINGTONIA FILIFERA
CALIFORNIA FAN PALM
- PISTACHE CHINENSIS 'RED PUSH'
RED PUSH PISTACHE
- QUERCUS VIRINIANA
SOUTHERN LIVE OAK
- CHILOPSIS LINEARIS
DESERT WILLOW
- LAGERSTROEMIA INDICA
CAPE MYRTLE TREE
- PRUNUS
FLOWERING PLUM TREE
- PINUS ELДАРICA
MONDEL PINE
- QUERCUS ILEX
HOLLY OAK TREE
- LOW WATER SHRUBS
TYPICAL SHRUBS

2450 SOUTH STREET

DETENTION



TYPICAL PLANT LEGEND

-  WASHINGTONIA FILIFERA
CALIFORNIA FAN PALM
-  PISTACHE CHINENSIS 'RED PUSH'
RED PUSH PISTACHE
-  QUERCUS VIRINIANA
SOUTHERN LIVE OAK
-  CHIOPSIS LINEARIS
DESERT WILLOW
-  LAGERSTROEMIA INDICA
CRAPE MYRTLE TREE
-  PRUNUS
FLOWERING PLUM TREE
-  PINUS ELДАРICA
MONDEL PINE
-  QUERCUS ILEX
HOLLY OAK TREE
-  LOW WATER SHRUBS
TYPICAL SHRUBS

9.0 FENCING

The fencing with the project will be in accordance with St. George City Code.

The term "front setback area" shall refer to the setback area along any street frontage whatsoever, whether it is the side or front yard of a property.

- A. Side and Rear Property Lines: On all interior lots, a fence, not to exceed six feet (6') in height, may be erected along all side and rear property lines, but not in the front yard setback area.
- B. Front Setback Area: In any front setback area, no wall, fence or hedge shall exceed three feet (3').
- C. Grade Difference: Where a fence, wall or hedge is located along an interior property line separating two (2) lots and there is a difference in grade of the two (2) properties, the fence, wall or hedge may be erected or allowed to the maximum height permitted on either side of the property line. However, in no case shall fence height, including retaining walls or berms, exceed a maximum of ten feet (10') on either side of the property line. Height shall be measured from the finished grade on either side of the fence. The fence may not be beamed for the purpose of increasing height.

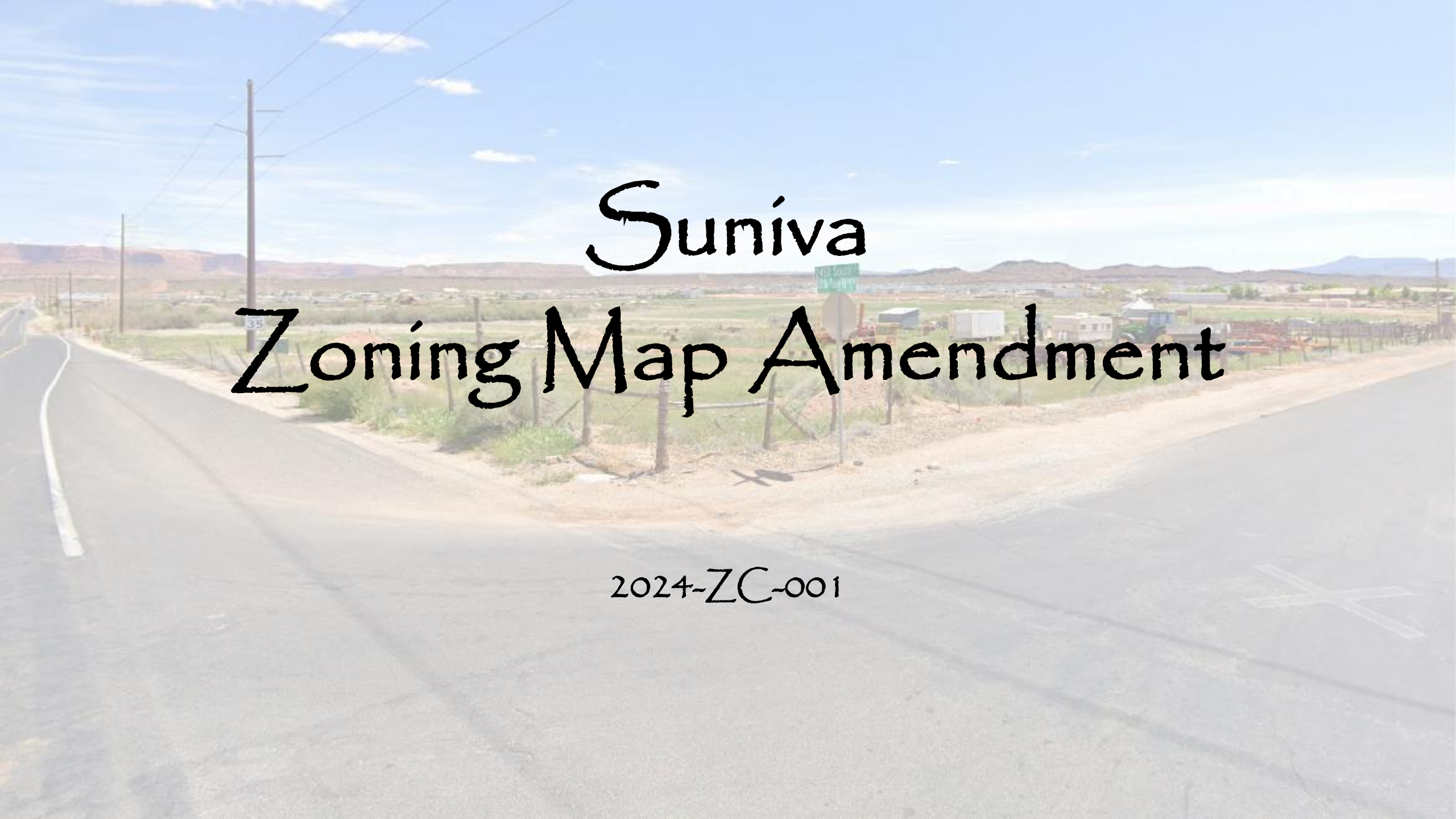
Chain link fencing will not be allowed.

All Refuse storage areas not are to be walled and gated.

Site walls may be used throughout the development as screening methods. View walls shall be used when abutting natural or open space areas. Wall heights shall be limited to six (6') in height and column heights may not exceed seven (7') in height.

CC 2024-ZC-001
Suniva Subdivision
Zoning Map Amendment

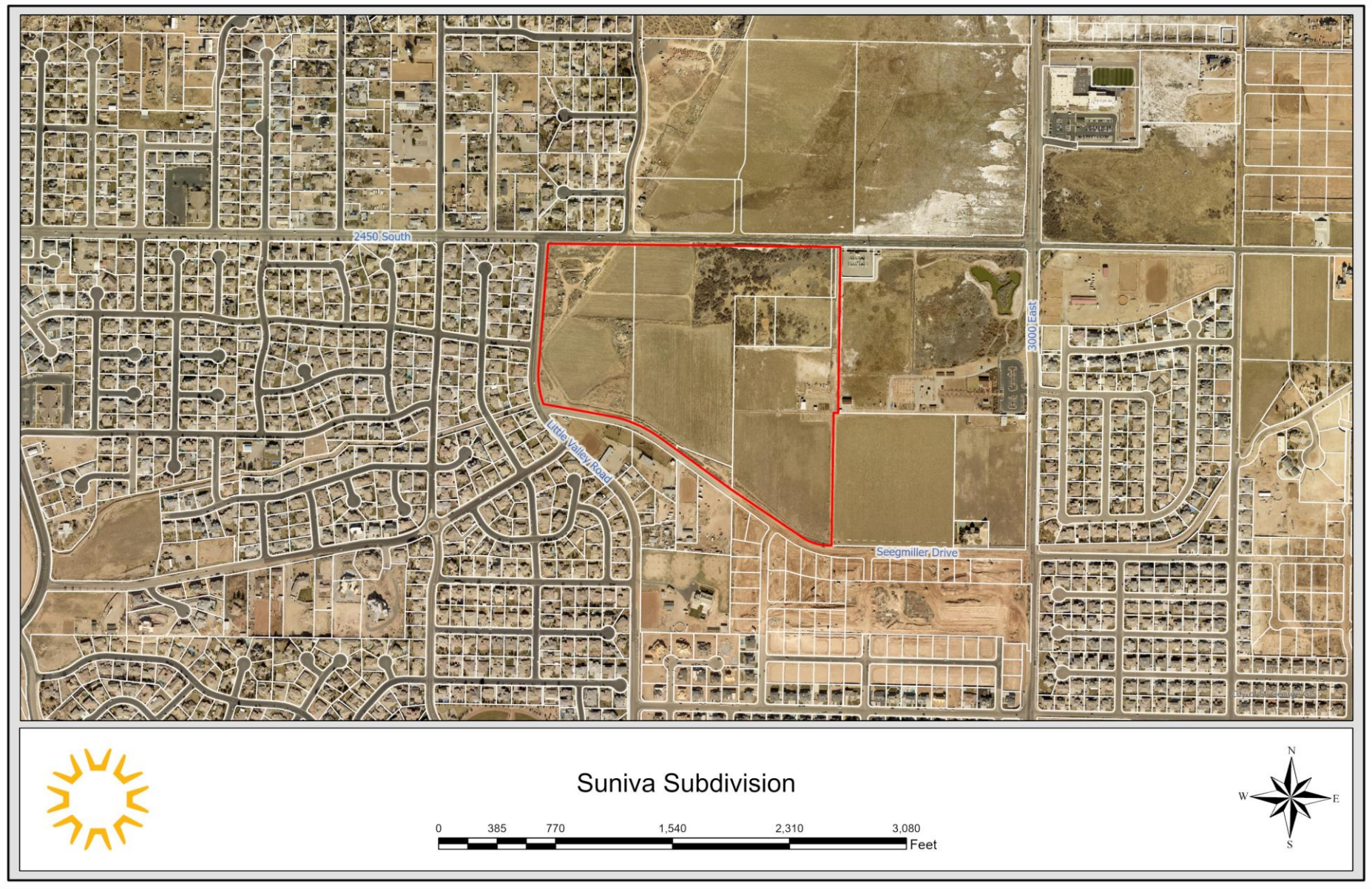
PowerPoint Presentation



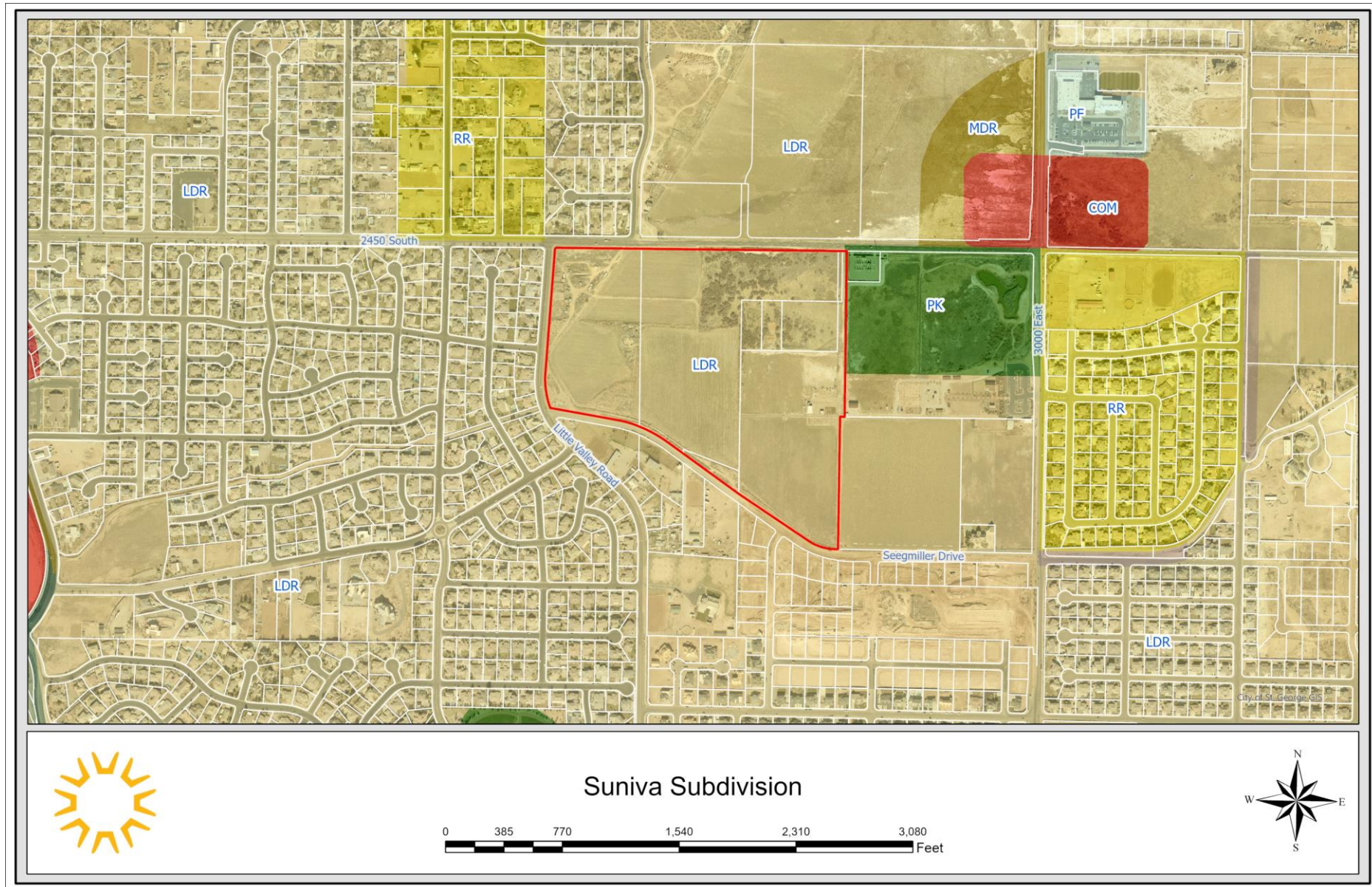
Suniva Zoning Map Amendment

2024-ZC-001

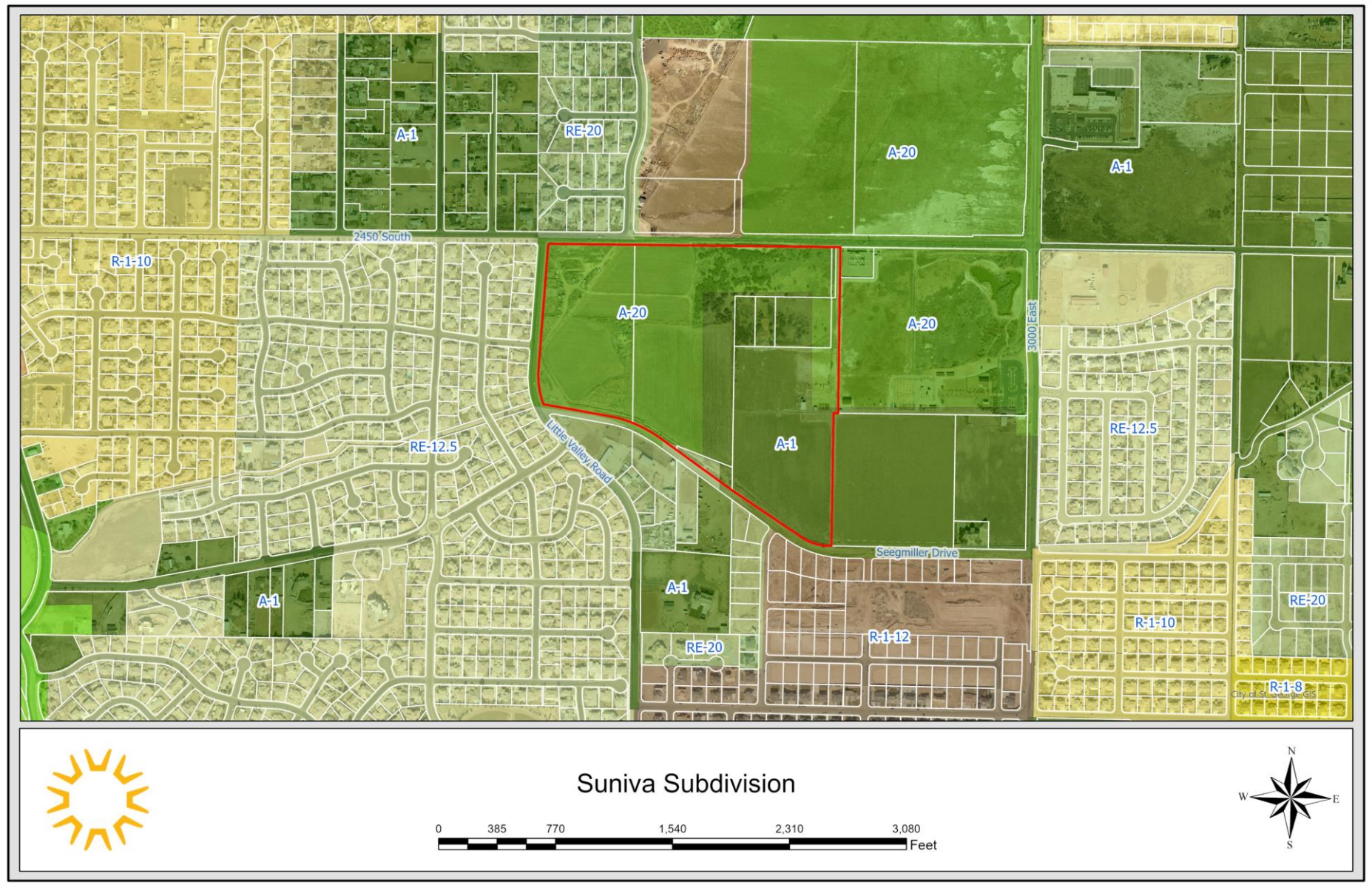
Aerial Map



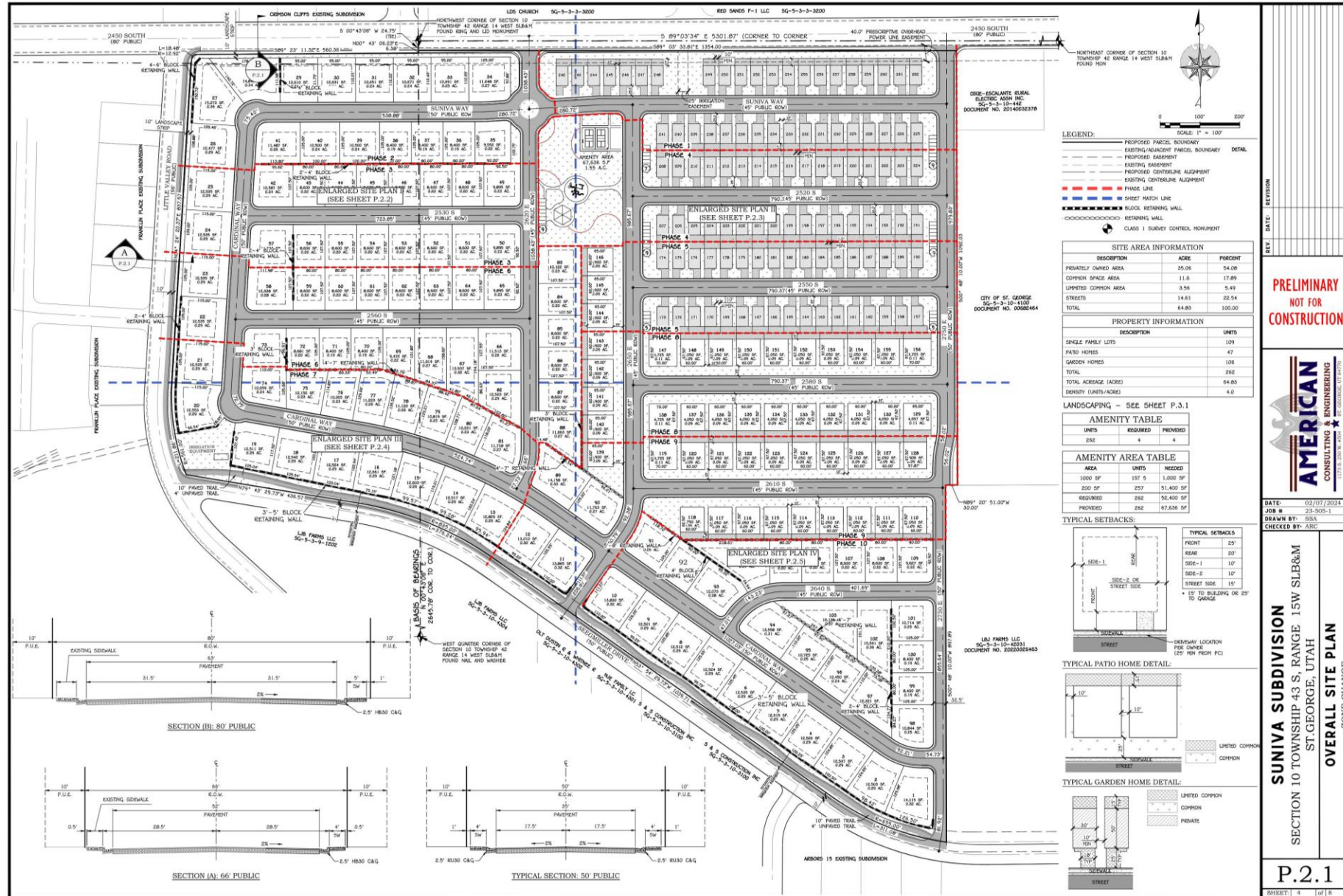
Land Use Map



Zoning Map



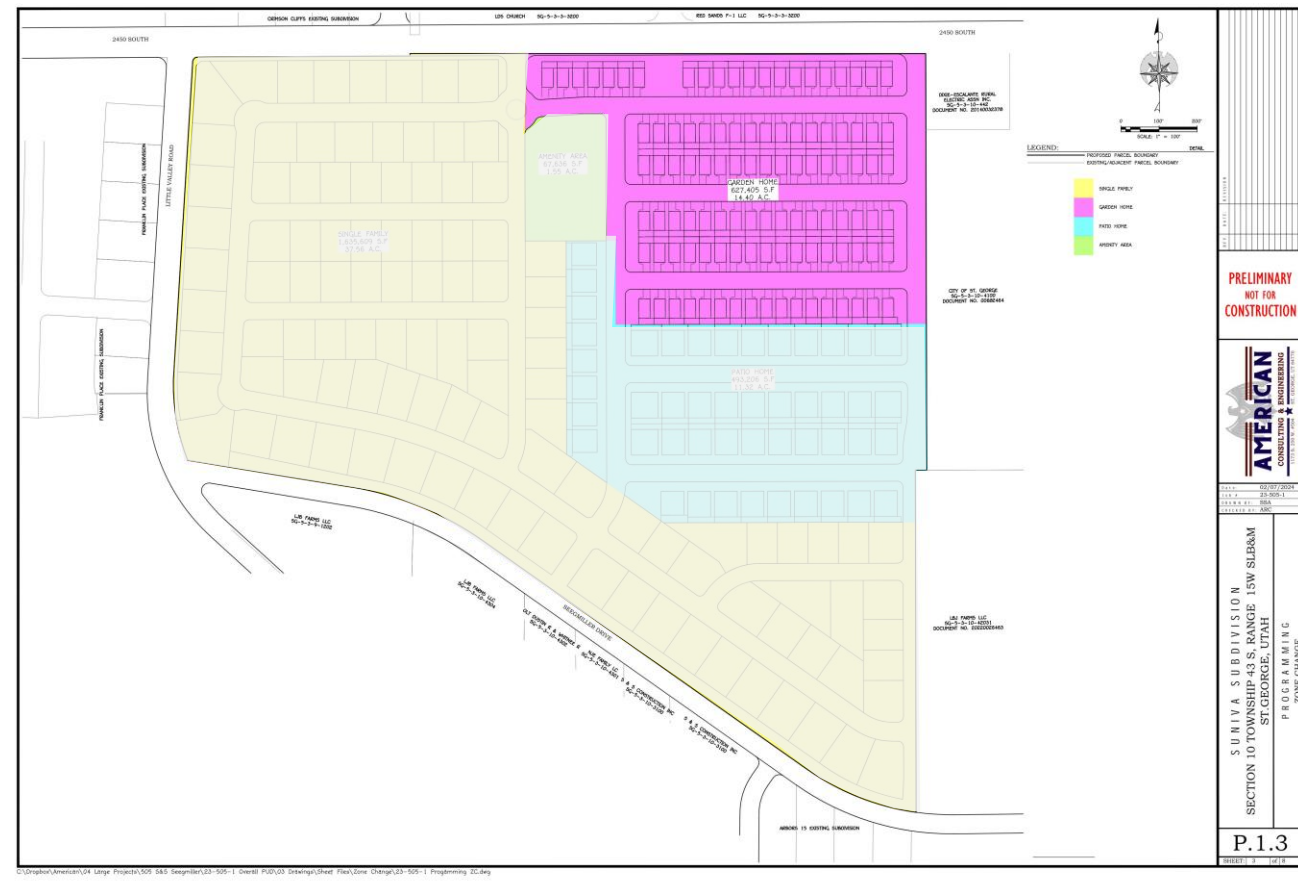
Proposed Layout



Amenities

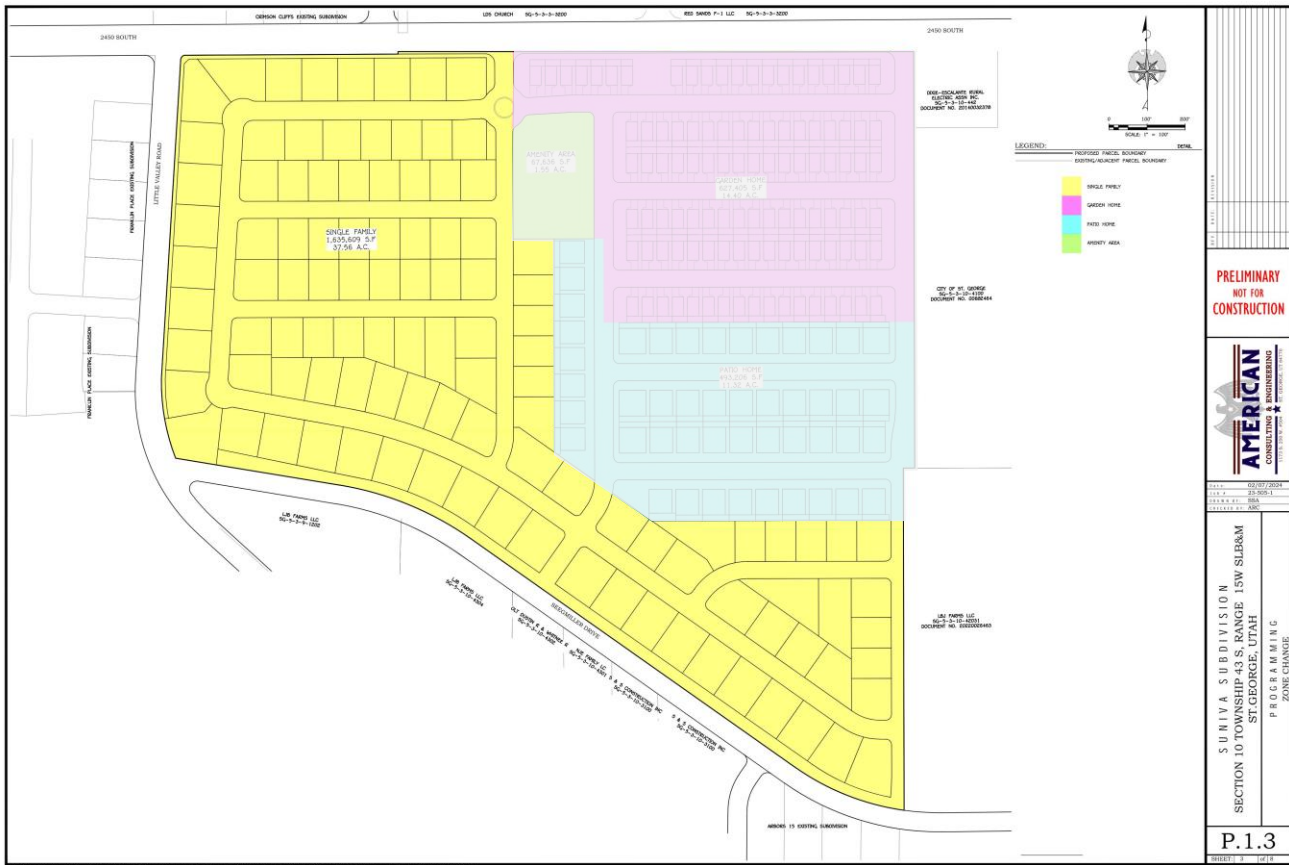


Garden Homes





Traditional Lots



Landscape



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM A-20 (AGRICULTURE, 20 ACRES PER LOT) AND A-1 (AGRICULTURE, 1 ACRE PER LOT) TO PD-R (PLANNED DEVELOPMENT RESIDENTIAL) ON APPROXIMATELY 64.83 ACRES, GENERALLY LOCATED BETWEEN 2450 SOUTH AND SEEGMILLER DRIVE, EAST OF LITTLE VALLEY ROAD FOR THE PURPOSE OF ALLOWING A 262 UNIT SINGLE-FAMILY DEVELOPMENT TO BE KNOWN AS SUNIVA, WITH CONDITIONS FROM PLANNING COMMISSION.

(Suniva)

WHEREAS, the property owner has requested a zone change from A-20 (Agriculture, 20 acres per lot) and A-1 (Agriculture, 1 acre per lot) to PD-R (Planned Development Residential) on property which will consist of landscaped area, amenity space and maximum development acreage of 64.83 acres located generally between 2450 South and Seegmiller Drive East of Little Valley Road for the purpose of allowing a 262 unit single-family development to be known as Suniva; and

WHEREAS, the City Council held a public meeting on this request on June 13, 2024, to consider the amendment and adoption of a zone change; and

WHEREAS, the Planning Commission held a public hearing on the zone change on May 14, 2024, and recommended approval with a 6-0 vote with the following conditions:

1. The applicant meets all requirements found in Section 10-7F of the zoning regulations.
2. That a plat is recorded with each phase in compliance with Title 10, chapter 5 of the St. George municipal code.
3. That there are a minimum of four amenities to be constructed with the project in compliance with section 10-7F of the zoning regulations.

WHEREAS, the City Council has determined that the requested zone change to PD-R is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The City Zoning Map shall be amended upon the Effective Date of this Ordinance to reflect the zone change from A-20 (Agriculture, 20 acres per lot) and A-1 (Agriculture, one acre per lot) to PD-R (Planned Development Residential). The zoning map amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit "A," and parcel exhibit, incorporated herein as Exhibit "B". The project must comply with all conditions, requirements, and restrictions as approved by City Council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. The effective date of the zone change shall be the date upon which approval for a final site plan is received.

APPROVED AND ADOPTED by the St. George City Council, this 13th day of June 2024.

CITY OF ST. GEORGE:

Michele Randall, Mayor

APPROVED AS TO FORM:
City Attorney's Office

Jami Brackin, Deputy City Attorney

ATTEST:

Christina Fernandez, City Recorder

VOTING OF CITY COUNCIL:

Councilmember Hughes	_____
Councilmember Larkin	_____
Councilmember Larsen	_____
Councilmember Tanner	_____
Councilmember Kemp	_____

Exhibit "A" – Legal Description

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2450 SOUTH STREET (A 49.50 FOOT PUBLIC RIGHT-OF-WAY) WHICH LIES SOUTH $00^{\circ}43'06''$ WEST ALONG THE SECTION LINE 24.75 FEET FROM THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH $89^{\circ}03'34''$ EAST ALONG SAID LINE 1,354.00 FEET; THENCE SOUTH $00^{\circ}48'10''$ WEST 1,092.03 FEET; THENCE NORTH $89^{\circ}20'51''$ WEST 30.00 FEET; THENCE SOUTH $00^{\circ}48'10''$ WEST 897.89 FEET MORE OR LESS TO THE NORTH LINE OF SEEGMILLER DRIVE, RECORDED BY DEDICATION PLAT DOCUMENT NO. 237929, OFFICIAL RECORDS WASHINGTON COUNTY, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: 1) WESTERLY ALONG A 655.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH $08^{\circ}52'48''$ EAST) THROUGH A CENTRAL ANGLE OF $27^{\circ}12'43''$, A DISTANCE OF 311.08 FEET; 2) NORTH $53^{\circ}54'30''$ WEST 1,039.71 FEET; 3) WESTERLY ALONG A 835.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH $36^{\circ}05'30''$ WEST) THROUGH A CENTRAL ANGLE OF $25^{\circ}49'01''$, A DISTANCE OF 376.24 FEET AND 4) NORTH $79^{\circ}43'30''$ WEST 436.57 FEET; THENCE DEPARTING SAID LINE AND RUNNING NORTHERLY ALONG A 561.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH $69^{\circ}55'14''$ EAST) THROUGH A CENTRAL ANGLE OF $21^{\circ}38'15''$, A DISTANCE OF 211.86 FEET; THENCE NORTH $04^{\circ}24'20''$ EAST 837.57 FEET; THENCE NORTHEASTERLY ALONG A 12.92 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH $87^{\circ}48'51''$ EAST) THROUGH A CENTRAL ANGLE OF $81^{\circ}58'19''$, A DISTANCE OF 18.48 FEET; THENCE SOUTH $89^{\circ}23'11''$ EAST 560.36 FEET TO THE SECTION LINE, THENCE NORTH $00^{\circ}43'06''$ EAST ALONG SAID LINE 6.38 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2,823,856 SQUARE FEET OR 64.83 ACRES.

Exhibit “B” – Parcel Exhibit

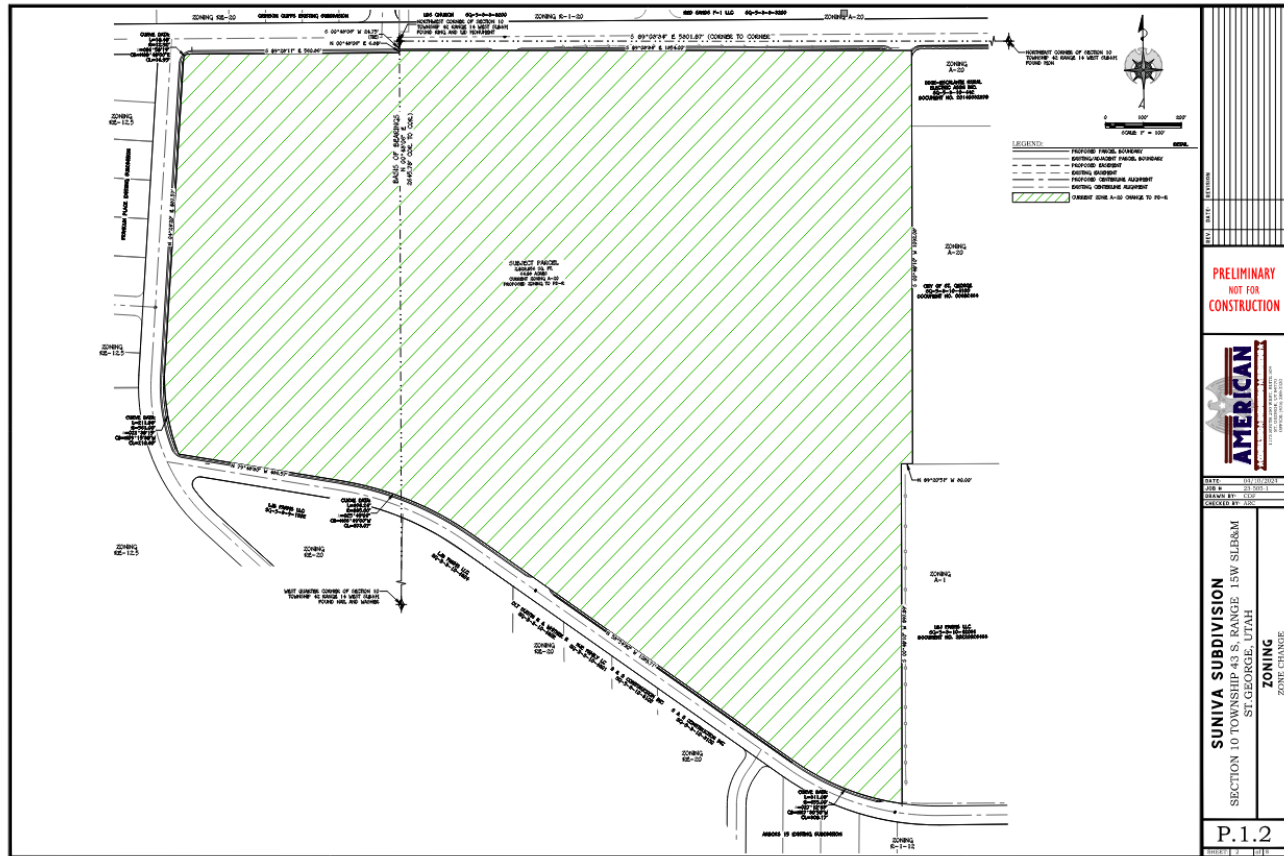
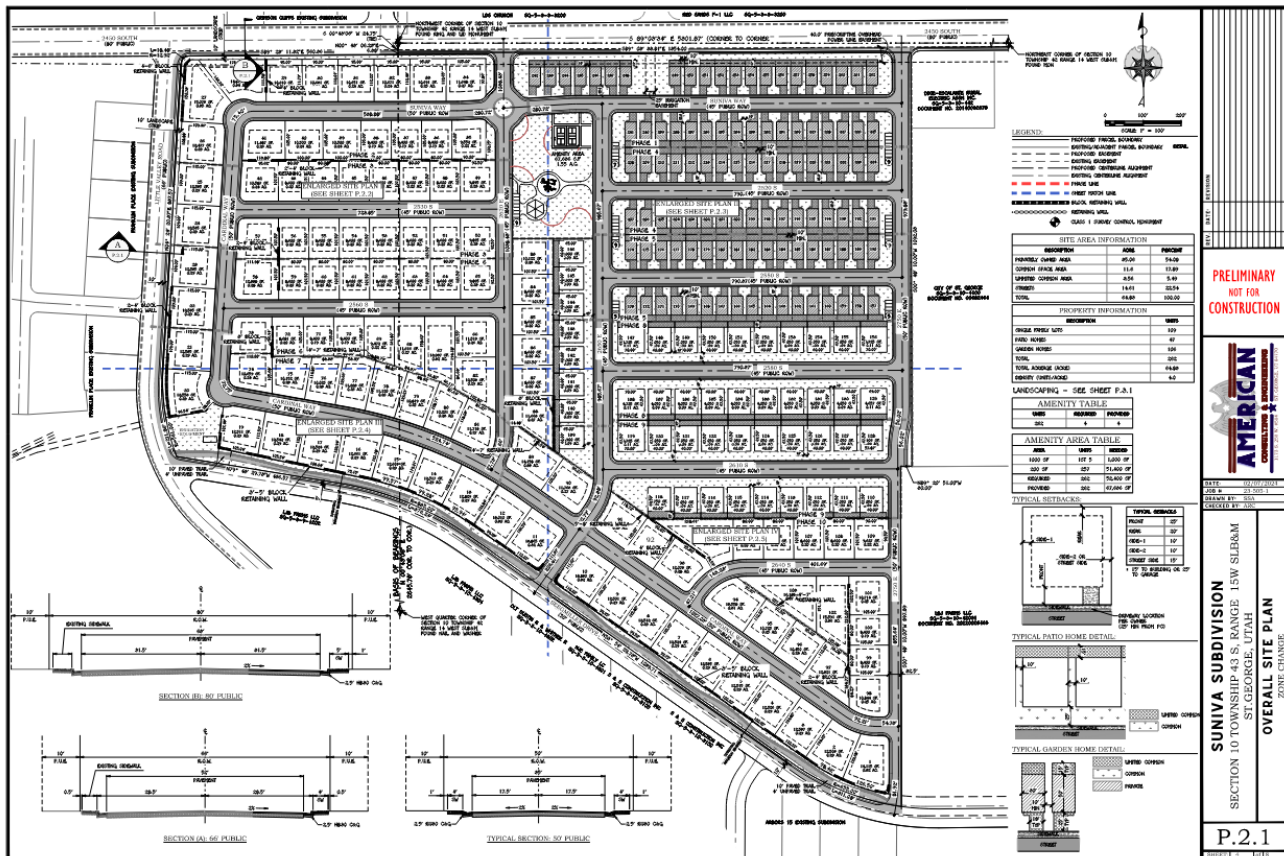


Exhibit “C” – Site Plan



Agenda Date: 06/13/2024

Agenda Item Number: 09

Subject:

Consider approval of Ordinance No. 2024-035 amending Title 10-10-1, Airport Vicinity Zones, of the City Code, to add various permitted uses associated with movie studios to the C-RM (Mixed-use Commercial) and the ASBP (Airport Supporting Business Park) zones. (Case No. 2024-ZRA-009)

Item at-a-glance:

Staff Contact: Mike Hadley

Applicant Name: DSG Engineering/Ken Miller & Curt Gordon

Reference Number: 2024-ZRA-009

Address/Location:

Southeast off exit 7 along Southern Parkway and northeast of Airport Road

Item History (background/project status/public process):

In 2024 (Case No. 2024-GPA-007) the City Council reviewed a General Plan Amendment for the Territory Studios and approved a Commercial area on 115 acres. This area is part of the Desert Canyons Master Plan. The applicant is requesting that the proposed uses be added to the C-RM (Mixed Use Commercial) and ASBP (Airport Supporting Business Park) use table under airport vicinity zones. The Planning Commission forwarded a positive recommendation to the City Council with a 7-0 vote.

Staff Narrative (need/purpose):

The proposal is to to add various permitted uses associated with movie studios. Th proposed uses will allow for the Territory studios to fully function as movie studio.

Name of Legal Dept approver: Jamie Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Planning Commission held a public hearing on May 14, 2024. They have forwarded a positive recommendation to the City Council for the project with a 7-0 vote and no conditions.

PLANNING COMMISSION AGENDA REPORT: 05/14/2024
CITY COUNCIL AGENDA REPORT: 06/13/2024

CRM Use Table Amendment (Territory Studios)
(2024-ZRA-009)

Amendment to Title 10-10-1
Allowed Uses in the Airport Vicinity Zones

REQUEST:

Consider a request to amend Title 10-10-1, Airport Vicinity Zones, of the City Code, to add various permitted uses associated with movie studios to the C-RM (Mixed-use Commercial) and the ASBP (Airport Supporting Business Park) zones. The applicant is Curt Gordon Desert Canyons. (Case No. 2024-ZRA-009).

BACKGROUND:

In 2024 (Case No. 2024-GPA-007) the City Council reviewed a General Plan Amendment for the Territory Studios and approved a Commercial area on 115 acres. This area is part of the Desert Canyons Master Plan. The applicant is requesting that the proposed uses be added to the C-RM (Mixed Use Commercial) and ASBP (Airport Supporting Business Park) use table under airport vicinity zones.

Proposed Changes:

The proposed revisions are shown below. The proposed addition is in red.

Title 10-10-1

	ASBP	AVI	C-RM
<i>Back Lot Production Areas</i>			P
<i>Equipment and Prop Storage</i>			P
<i>Equipment Rental (Commercial)</i>			P
<i>Film and Video Production Areas</i>			P
<i>Reception and Events</i>			P
<i>Restaurant</i>	P		P
<i>Set Construction and Craft Shops</i>			P

Sound and Video Services development			P
Sound Studio, and all related business activities, vendors, and production related to a film studio and sound stage.			P
Tours and Tour operators	P	P	P

PLANNING COMMISSION

The Planning Commission recommended approval of the Zone Regulation Amendment with a vote of 7-0 and no conditions.

RECOMMENDATION:

Staff recommends approval of the amendment to Title 10-10-1, Airport Vicinity Zones, of the City Code, to add various permitted uses associated with movie studios to the C-RM (Mixed-use Commercial) and the ASBP (Airport Supporting Business Park) zones.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with changes.
3. Recommend denial.
4. Continue the proposed zoning regulation amendment to a specific date.

POSSIBLE MOTION:

The City Council approves the Zoning Regulation Amendment to Title 10-10-1, Airport Vicinity Zones, of the City Code, to add various permitted uses associated with movie studios to the C-RM (Mixed-use Commercial) and the ASBP (Airport Supporting Business Park) zones.

FINDINGS:

1. It is in the best interest of the city to update city zoning regulations periodically.
2. The proposed revisions will allow the city to welcome appropriate business activity at approved location

Narrative

TERRITORY STUDIO C-RM ZONE AMENDMENT - ADDED USES

NARRATIVE

Movie Studio Added Uses: Once a cinematic hub, St. George has seen the film industry move on. But that's about to change with Territory Studio.

C-RM Zone Amendment: Currently, the C-RM zone does not have the uses Territory Studio requires. Territory Sound Studio proposes a state-of-the-art sound studio, reviving a legacy and creating a facility that will:

Attract the biggest names: Cutting-edge sound stages, post-production facilities, and top-notch amenities will draw filmmakers to St. George.

Build a community hub: This won't just be a sound studio; it'll be a gathering place with public events, tours, and opportunities to celebrate and create cinema in our community.

Spark economic growth: New businesses, jobs, and visitors will follow, creating a ripple effect of prosperity throughout the community.

Details of the Project: Located at Interchange #7 of the Southern Parkway within the Desert Canyons Master Plan. Seeking a C-RM zone amendment to add uses to make Territory Sound Studio a reality.

C-RM Zone Use Request: We are requesting the C-RM zoning designation for the Territory Studio campus and surrounding areas because it will encompass a diverse range of complementary businesses within the C-RM zone. This synergy of various businesses within the campus, such as restaurants, hotels, athletic clubs, and retail establishments, will create a vibrant and active mixed-use district. In addition to the existing C-RM uses, we request that the following uses be added to the C-RM zone:

- Back Lot Production Areas
 - Equipment and Prop Storage
 - Equipment Rental (Commercial)
 - Film & Video Production Areas
 - Reception & Events
 - Set Construction
 - Sound and Video Services
 - Sound Studio
 - Tours
 - All related business activities, vendors, and production related to a film studio and sound stage.
-
-

10-10-1:**AIRPORT VICINITY ZONES:**

Any use not specifically permitted, permitted with standards, or conditionally permitted is prohibited. Only the following uses are allowed:

- A. Uses indicated by the letter “P” below are permitted in the designated zone.
- B. Uses indicated by the letters “PS” are permitted uses with required standards in this zone. Uses must comply with the standards and evaluation criteria established in chapter [17](#) of this title.
- C. Uses indicated by the letter “C” are conditional uses in the designated zone.
- D. No structures or uses are permitted in the runway protection zone (RPZ), defined as two thousand feet (2,000') in length from the beginning and end of the runway, and extending one thousand feet (1,000') wide.
- E. Zone names are:
 - 1. Airport supporting business park (ASBP);
 - 2. Airport vicinity industrial (AVI);
 - 3. Mixed-use commercial (C-RM).

**Allowed
Uses**

	ASBP	AVI	C-RM
Airfreight and express delivery services	P	P	P
Animal hospital, including care of small and large animals, indoor only			P
Athletic club/health club/spa	P		P

	ASBP	AVI	C- RM
Auction establishment, indoors only (retail goods only)			P
Automobile parts sales (new parts only)			P
Automobile rental	P	P	P
Automobile repair, storage, including paint, body and fender, brake muffler, upholstery or transmission work provided conducted within enclosed building (GVW 14,000 lbs or less)	P	P	P
<i>Back Lot Production Areas</i>			<i>P</i>
Bed and breakfast			P
Beer parlor, sale of draft beer			P
Body piercing, ancillary to a permitted use			P
Building materials sales	P	P	P
Bulk plants (Class 1 and 2 flammable liquids and gasses)		<u>C</u>	
Bus terminal	P		P
Car wash			P
Carpenter, electrical, plumbing or heating shops		P	
Child care center			P
City, all facilities	P	P	P

	ASBP	AVI	C-RM
Communication transmission facilities, including wireless, primary	<u>PS</u>	<u>PS</u>	<u>PS</u>
Communication transmission facilities, including wireless, primary, height over 50'	<u>C</u>	<u>C</u>	<u>C</u>
Construction equipment sales and rentals	<u>PS</u>	P	
Convenience markets, with gas pumps/gas station	P	P	P
Courier and delivery services	P	P	P
Educational institutions			P
Emergency service (and crew rest) facility	P	P	P
<i>Equipment and Prop Storage</i>			<i>P</i>
<i>Equipment Rental (Commercial)</i>			<i>P</i>
<i>Film and Video Production Areas</i>			<i>P</i>
Financial, medical, and professional office or services	P		P
Food processing wholesale excluding slaughter of animals and the processing of vinegar, yeast and fat		P	
Food service establishments including catering and restaurants	P	P	P
Freight-forwarding service and distribution center	P	P	P
Furniture sales and repair, indoor only			P

	ASBP	AVI	C- RM
Furniture upholstery shop	P	P	P
Garden supplies and plant material sales		P	P
Greenhouse and nursery			P
Grocery store	P		P
Gunsmith		P	P
Hanger	P		
Hospital			P
Hotel/motel	P		P
Household appliance sales and service	P	P	P
Ice manufacturing and storage	P	P	
Indoor entertainment activities such as paintball, miniature golf, arcade			P
Laboratory, dental or medical	P	P	P
Laundry and linen service	P	P	P
Laundry or dry cleaners, laundromat	P		P
Liquor store			P

	ASBP	AVI	C- RM
Living quarters for manager or security personnel for business which requires 24-hour assistance or security – Up to 600 sf with occupancy limited to 4 people	PS	PS	PS
Locksmith			P
Manufacturing general and light, conducted indoors	P	P	
Manufacturing, heavy		P	
Mental health treatment center, with overnight stay			P
Microbrewery with restaurant	P		P
Mortuary			P
Motorcycle, boat, or RV sales and service			P
Moving and storage company		P	
Nursing home			P
Office supply, office machines sales and service	P	P	P
Offices	P	P	P
Pawnshop			P
Permanent cosmetics, a secondary use to an establishment employing cosmetologist/barber(s), aesthetician(s), electrologist(s), or nail technician(s) licensed by the state under 58-11a-101 et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations	P		P

	ASBP	AVI	C- RM
Personal care	P		P
Pest control and extermination		P	P
Pharmacy	P	P	P
Post office			P
Printing, lithographing, publishing or reproduction sales and service	P	P	P
Public utilities facilities, primary	<u>PS</u>	<u>PS</u>	<u>PS</u>
Reception and Events			P
Reception center or wedding chapel			P
Recreation center			P
Religious facility	P	P	P
Rental agency for home and garden equipment			P
Research and development	P	P	P
Residential – Mixed-use up to 22 du/ac			P
Restaurant	P		P
Retail goods establishments (predominately indoor sales)	P		P
Sand and gravel – Extraction and crushing	<u>PS</u>	<u>PS</u>	
Tattoo establishment		P	P



	ASBP	AVI	C- RM
<i>Set Construction and Craft Shops</i>			<i>P</i>
<i>Sound and Video Services</i>			<i>P</i>
<i>Sound Studio, and all related businesses activities, vendors, and production related to a film studio and sound stage.</i>			<i>P</i>
Tavern			P
Testing laboratory		P	
Tire sales and service		P	P
Tool design (precision) repair and manufacture	P	P	
<i>Tours and</i> Tour operators	P	P	<i>P</i>
Truck repair (GVW over 14,000 lbs)		P	
Warehouse storage		P	
Wholesale business	P	P	

Exhibit A
PowerPoint Presentation

Airport Vicinity Zone Use Table

2024-ZRA-009



USE LIST

	ASBP	AVI	C-RM
Back Lot Production Areas			P
Equipment and Prop Storage			P
Equipment Rental (Commercial)			P
Film and Video Production Areas			P
Reception and Events			P
Restaurant	P		P
Set Construction and Craft Shops			P
Sound and Video Services			P
Sound Studio, and all related business activities, vendors, and production related to a film studio and sound stage.			P
Tours and Tour operators	P	P	P

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 10-10-1, AIRPORT VICINITY ZONES, OF THE ST GEORGE CITY CODE, TO ADD BACK LOT PRODUCTION AREAS, EQUIPMENT AND PROP STORAGE, EQUIPMENT RENTAL (COMMERCIAL), FILM AND VIDEO PRODUCTION AREAS, EVENTS, RESTAURANT, SET CONSTRUCTION AND CRAFTS SHOPS, SOUND AND VIDEO SERVICES, SOUND STUDIO AND ALL RELATED BUSINESS ACTIVITIES, VENDORS, AND PRODUCTION RELATED TO A FILM STUDIO AND SOUND STAGE, TOURS AS PERMITTED USES IN THE C-RM AND RESTURANT IN THE ASBP (AIRPORT SUPPORTING BUSINESS PARK ZONE. CASE No. 2024-ZRA-009.

WHEREAS, the City Council has determined that it is in the best interest of the City and the public to amend provisions of city code, Title 10-10-1 Airport Vicinity Zones, to add Back Lot Production Areas Equipment and Prop Storage, Equipment Rental (Commercial), Film and Video Production Areas, Events, Restaurant, Set Construction and Craft Shops, Sound and Video Services, Sound Studio, and all related business activities, vendors, and production related to a film studio and sound stage, tours permitted uses in the C-RM zone and restaurant as a permitted use in the ASBP (Airport Supporting Business Park) zone; and

WHEREAS, after careful consideration, the city council has determined that amending Title 10-10-1 is in the best interest of the health, safety and welfare of the citizens of St. George to provide standards for temporary parking lot businesses.

WHEREAS, the Planning Commission held a public hearing on May 14, 2024, and thereafter forwarded a recommendation for approval of the requested code amendment to the City Council; and

NOW, THEREFORE, BE IT ORDAINED, by the St. George city council, as follows:

Section 1. Repealer. Any provision of the St. George city code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The St. George city code is hereby amended by adopting changes and revisions to Title 10 for the protection of the City and the public, as set forth in Exhibit 'A' attached hereto and incorporated herein.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon execution below and upon posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 13st day of June 2024.

ST. GEORGE CITY:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

Councilmember Hughes	_____
Councilmember Larkin	_____
Councilmember Larsen	_____
Councilmember Tanner	_____
Councilmember Kemp	_____

EXHIBIT A
TITLE 10-10-1

Uses

	ASBP	AVI	C- RM
Airfreight and express delivery service	P	P	P
Animal hospital, including care of small and large animals, indoor only			P
Athletic club/health club/spa	P		P

	ASBP	AVI	C- RM
Auction establishment, indoors only (retail goods only)			P
Automobile parts sales (new parts only)			P
Automobile rental	P	P	P
Automobile repair, storage, including paint, body and fender, brake muffler, upholstery or transmission work provided conducted within enclosed building (GVW 14,000lbs or less)	P	P	P
<i>Back Lot Production Areas</i>			<i>P</i>
Bed and breakfast			P
Beer parlor, sale of draft beer			P
Body piercing, ancillary to a permitted use			P
Building materials sales	P	P	P
Bulk plants (Class 1 and 2 flammable liquids and gasses)		<u>C</u>	
Bus terminal	P		P
Car wash			P
Carpenter, electrical, plumbing or heating shops		P	
Child care center			P
City, all facilities	P	P	P

	ASBP	AVI	C- RM
Communication transmission facilities, including wireless, primary	<u>PS</u>	<u>PS</u>	<u>PS</u>
Communication transmission facilities, including wireless, primary, height over 50'	<u>C</u>	<u>C</u>	<u>C</u>
Construction equipment sales and rentals	<u>PS</u>	P	
Convenience markets, with gas pumps/gas station	P	P	P
Courier and delivery services	P	P	P
Educational institutions			P
Emergency service (and crew rest) facility	P	P	P
<i>Equipment and Prop Storage</i>			<i>P</i>
<i>Equipment Rental (Commercial)</i>			<i>P</i>
<i>Film and Video Production Areas</i>			<i>P</i>
Financial, medical, and professional office or services	P		P
Food processing wholesale excluding slaughter of animals and the processing of vinegar, yeast and fat		P	
Food service establishments including catering and restaurants	P	P	P
Freight-forwarding service and distribution center	P	P	P
Furniture sales and repair, indoor only			P

	ASBP	AVI	C- RM
Furniture upholstery shop	P	P	P
Garden supplies and plant material sales		P	P
Greenhouse and nursery			P
Grocery store	P		P
Gunsmith		P	P
Hanger	P		
Hospital			P
Hotel/motel	P		P
Household appliance sales and service	P	P	P
Ice manufacturing and storage	P	P	
Indoor entertainment activities such as paintball, miniature golf, arcade			P
Laboratory, dental or medical	P	P	P
Laundry and linen service	P	P	P
Laundry or dry cleaners, laundromat	P		P
Liquor store			P

	ASBP	AVI	C- RM
Living quarters for manager or security personnel for business which requires 24-hour assistance or security – Up to 600 sf with occupancy limited to 4 people	PS	PS	PS
Locksmith			P
Manufacturing general and light, conducted indoors	P	P	
Manufacturing, heavy		P	
Mental health treatment center, with overnight stay			P
Microbrewery with restaurant	P		P
Mortuary			P
Motorcycle, boat, or RV sales and service			P
Moving and storage company		P	
Nursing home			P
Office supply, office machines sales and service	P	P	P
Offices	P	P	P
Pawnshop			P
Permanent cosmetics, a secondary use to an establishment employing cosmetologist/barber(s), aesthetician(s), electrologist(s), or nail technician(s) licensed by the state under 58-11a-101 et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations	P		P

	ASBP	AVI	C- RM
Personal care	P		P
Pest control and extermination		P	P
Pharmacy	P	P	P
Post office			P
Printing, lithographing, publishing or reproduction sales and service	P	P	P
Public utilities facilities, primary	<u>PS</u>	<u>PS</u>	<u>PS</u>
Reception and Events			P
Reception center or wedding chapel			P
Recreation center			P
Religious facility	P	P	P
Rental agency for home and garden equipment			P
Research and development	P	P	P
Residential – Mixed-use up to 22 du/ac			P
Restaurant	P		P
Retail goods establishments (predominately indoor sales)	P		P
Sand and gravel – Extraction and crushing	<u>PS</u>	<u>PS</u>	
Tattoo establishment		P	P

	ASBP	AVI	C- RM
<i>Set Construction and Craft Shops</i>			<i>P</i>
<i>Sound and Video Services</i>			<i>P</i>
<i>Sound Studio, and all related businesses activities, vendors, and production related to a film studio and sound stage.</i>			<i>P</i>
Tavern			P
Testing laboratory		P	
Tire sales and service		P	P
Tool design (precision) repair and manufacture	P	P	
<i>Tours and</i> Tour operators	P	P	<i>P</i>
Truck repair (GVW over 14,000 lbs)		P	
Warehouse storage		P	
Wholesale business	P	P	

Agenda Date: 06/13/2024

Agenda Item Number: 10

Subject:

Consider approval of Ordinance No. 2024-36 amending the city zoning map from PD-R (Planned Development Residential) to C-RM (Mixed Use Commercial) on approximately 50.8 acres generally located southeast off exit 7 along Southern Parkway and northeast of Airport Road, with conditions from Planning Commission. (Case No. 2024-ZC-002)

Item at-a-glance:

Staff Contact: Mike Hadley

Applicant Name: DSG Engineering/Ken Miller & Curt Gordon

Reference Number: 2024-ZC-002

Address/Location:

Located southeast off exit 7 along Southern Parkway and northeast of Airport Road

Item History (background/project status/public process):

In 2024 (Case No. 2024-GPA-007) the City Council reviewed a General Plan Amendment for the Territory Studios and approved a Commercial area on 115 acres. This is the next step for the Territory Studios property to rezone a portion currently zoned PD-R (Planned Development Residential) to the C-RM (Commercial Mixed Use). The applicant is proposing to zone change a portion of the proposed larger project site from PD-R (Planned Development Residential) to C-RM (Mixed Use Commercial). There is 50.8 acres of the overall 115 acres in the project that is proposed to be rezoned. With the rezone the entire project area will be zoned with the C-RM (Mixed Use Commercial) designation. The rezone is in anticipation of movie studio facility to be developed. The Planning Commission forwarded a positive recommendation to the City Council with a 7-0 vote

Staff Narrative (need/purpose):

The Territory Studios proposal will provide a facility that offers future opportunities for film and entertainment industry to use. It will offer a unique opportunity to provide different entertainment for the public and private sectors.

Name of Legal Dept approver: Jamie Brackin

Budget Impact: No Impact

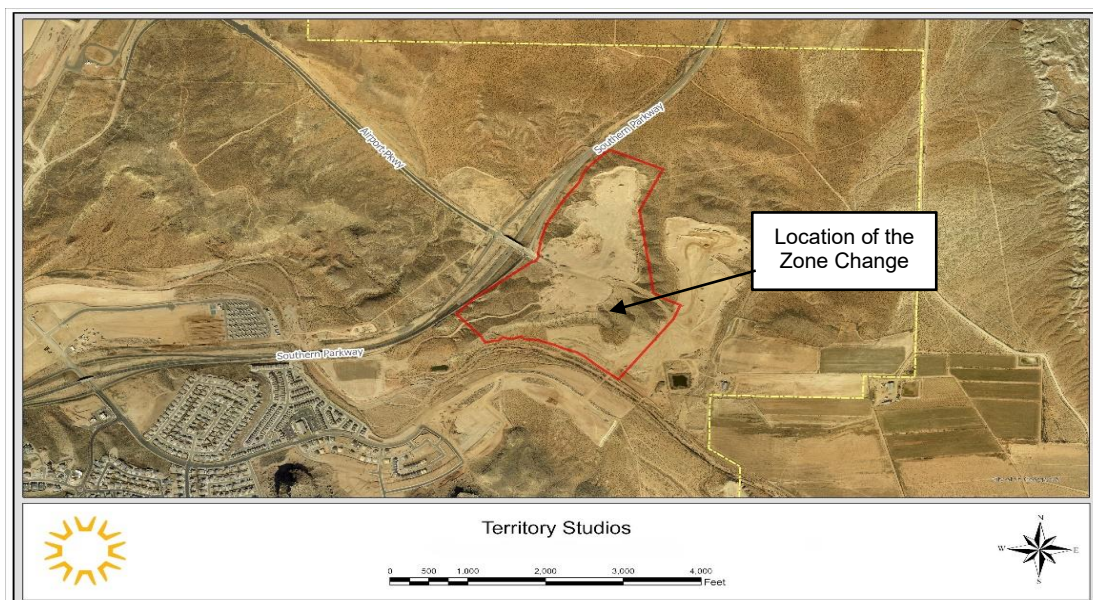
Recommendation (Include any conditions):

The Planning Commission held a public hearing on May 14, 2024. They have forwarded a positive recommendation to the City Council for the project with a 7-0 vote and no conditions.

PLANNING COMMISSION AGENDA REPORT: 05/14/2024

CITY COUNCIL AGENDA REPORT: 06/13/2024

Territory Studios Zone Change Zone Change (Case No. 2024-ZC-002)		
Request:	Consider a request to amend the City Zoning Map by amending the zone from PD-R (Planned Development Residential) to C-RM (Mixed Use Commercial) on approximately 50.8 acres generally located southeast off exit 7 along Southern Parkway and northeast of Airport Road.	
Applicant:	DSG Engineering/Ken Miller & Curt Gordon.	
Location:	Southeast off exit 7 along Southern Parkway and northeast of Airport Road.	
General Plan:	COM (Commercial).	
Existing Zoning:	C-RM (Commercial Mixed Use) & PD-R (Planned Development Residential).	
Surrounding Zoning:	North	C-RM (Commercial Mixed Use) & PD-R (Planned Development Residential).
	South	PD-R (Planned Development Residential).
	East	R-1-10 (Single Family Residential 10,000 sq ft lot minimum size).
	West	PD-R (Planned Development Residential).
Land Area:	Approximately 50.8 acres	



BACKGROUND:

In 2024 (Case No. 2024-GPA-007) the City Council reviewed a General Plan Amendment for the Territory Studios and approved a Commercial area on 115 acres. This is the next step for the Territory Studios property to rezone a portion currently zoned PD-R (Planned Development Residential) to the C-RM (Commercial Mixed Use).

The applicant is proposing to zone change a portion of the proposed larger project site from PD-R (Planned Development Residential) to C-RM (Mixed Use Commercial). There is 50.8 acres of the overall 115 acres in the project that is proposed to be rezoned. With the rezone the entire project area will be zoned with the C-RM (Mixed Use Commercial) designation. The rezone is in anticipation of movie studio facility to be developed.

PLANNING COMMISSION:

The Planning Commission recommended approval of the Territory Studios with a 7-0 vote and with no condition.

RECOMMENDATION

Staff recommends approval of this zone change for Territory Studios Zone Change with the following condition:

1. A preliminary plat will need to be submitted for approval to create the lot.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend denial.
3. Continue the proposed zone change amendment to a later date.

POSSIBLE MOTION:

"I move we approve the Territory Studios Zone Change, application 2024-ZC-002, based on the finding listed in the staff report."

FINDINGS FOR APPROVAL:

1. That a zoning map amendment application was filed by the applicant in accordance with section 10-1-8 of the St. George city code.
2. The proposed zoning is consistent with the general plan designations on the property.

TERRITORY STUDIO ZONE CHANGE
NARRATIVE

TERRITORY SOUND STUDIO

NARRATIVE

Imagine: Breathtaking scenery that rivals the world's most stunning landscapes. This is Desert Canyons, and it's where Territory Sound Studio wants to bring movie magic back home.

Once a cinematic hub, St. George has seen the film industry move on. But that's about to change. Territory Sound Studio proposes a state-of-the-art sound studio, reviving a legacy and creating a facility that will:

Attract the biggest names: Cutting-edge sound stages, post-production facilities, and top-notch amenities will draw filmmakers to St. George.

Build a community hub: This won't just be a sound studio; it'll be a gathering place with public events, tours, and opportunities to celebrate and create cinema together.

Spark economic growth: New businesses, jobs, and visitors will follow, creating a ripple effect of prosperity throughout the community.

Territory Sound Studio is committed to working with St. George to ensure everyone benefits. This is a chance to make movie magic happen again, right here in our own backyard. We're looking forward to building a brighter future for our community and for generations to come.

Details of the project: Located at Interchange #7 of the Southern Parkway within Desert Canyons Master Plan. Approximately 114 acres of land (50.804 acres of which are studio campus). Seeking zoning approval (C-RM) to make Territory Sound Studio and surrounding areas a reality.

CRM Zone Request: We are requesting the C-RM zoning designation for the Territory studio campus and surrounding areas because it will encompass a diverse range of complementary businesses within the C-RM zone. This synergy of various businesses within the campus such as restaurants, hotels, athletic clubs, and retail establishments, will create a vibrant and active mixed-use district.

The proposed development will be accessed from future public roadways. Primary access will be from the Southern Parkway Airport exit to Studio Parkway, Silver Screen Drive, and Backlot Crossing. All utilities will be located within the public roadways, and will connect to the existing utilities located in Broken Mesa Drive and Rim Runner Drive.

The development will meet all standards as follows:

Noise: No noise other than typical vibrant mixed use district noise is planned.

Dust: All roads will be paved and disturbed areas will be landscaped to eliminate dust issues.

Odors: Trash receptacles for trash collection will be planned for the area.

Aesthetics: The development will be consistent with mixed use standards and with previous development at Desert Canyons. All City of St. George Landscape standards will be followed.

Safety: No unusual traffic is planned which would create unsafe conditions. Development will be located outside of the 100 year floodplain boundary.

Traffic: The Desert Canyons Master Plan traffic study contemplates and accommodates the level of development shown on the attached plan.

Density: Current zoning for the site is C-RM (64.5 ac existing) and PDR (49.7 ac existing). There are a total of 114 acres for the proposed C-RM zone.

Height: Not to exceed 50 feet.

Hours of Operation: Hours of operation will be normal business hours with some evening hour production.

Character and purpose of Zone: The development will be consistent with the purpose of a C-RM zone.

Public Health: All sanitation and solid waste disposal measures will follow applicable codes.

Phasing: It is anticipated that the project will be completed in multiple phases.

The proposed development will conform to all City of St. George standards and zoning provisions.

Exhibit B

PowerPoint Presentation

Territory Studios

2024-ZC-002



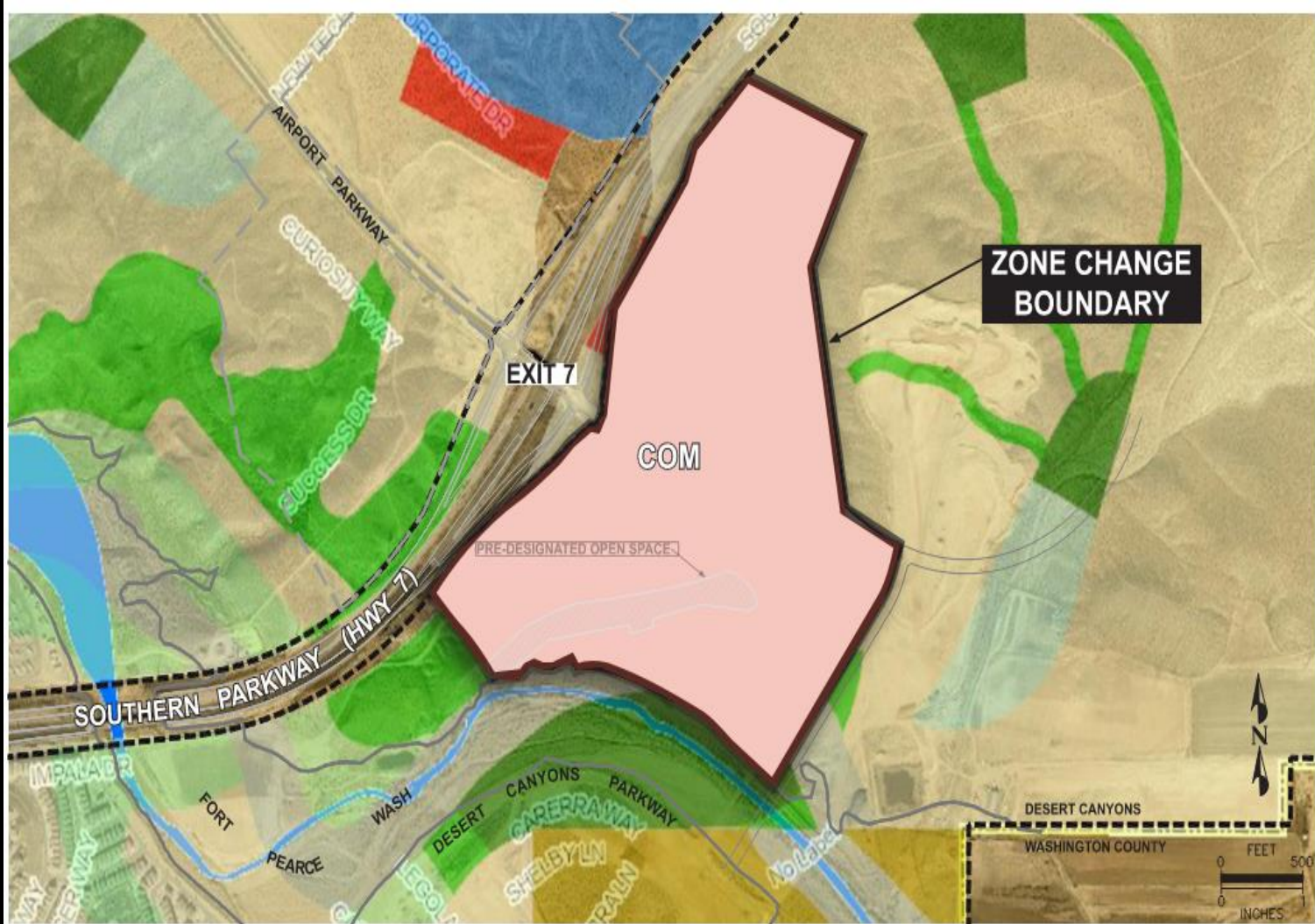
Aerial Map



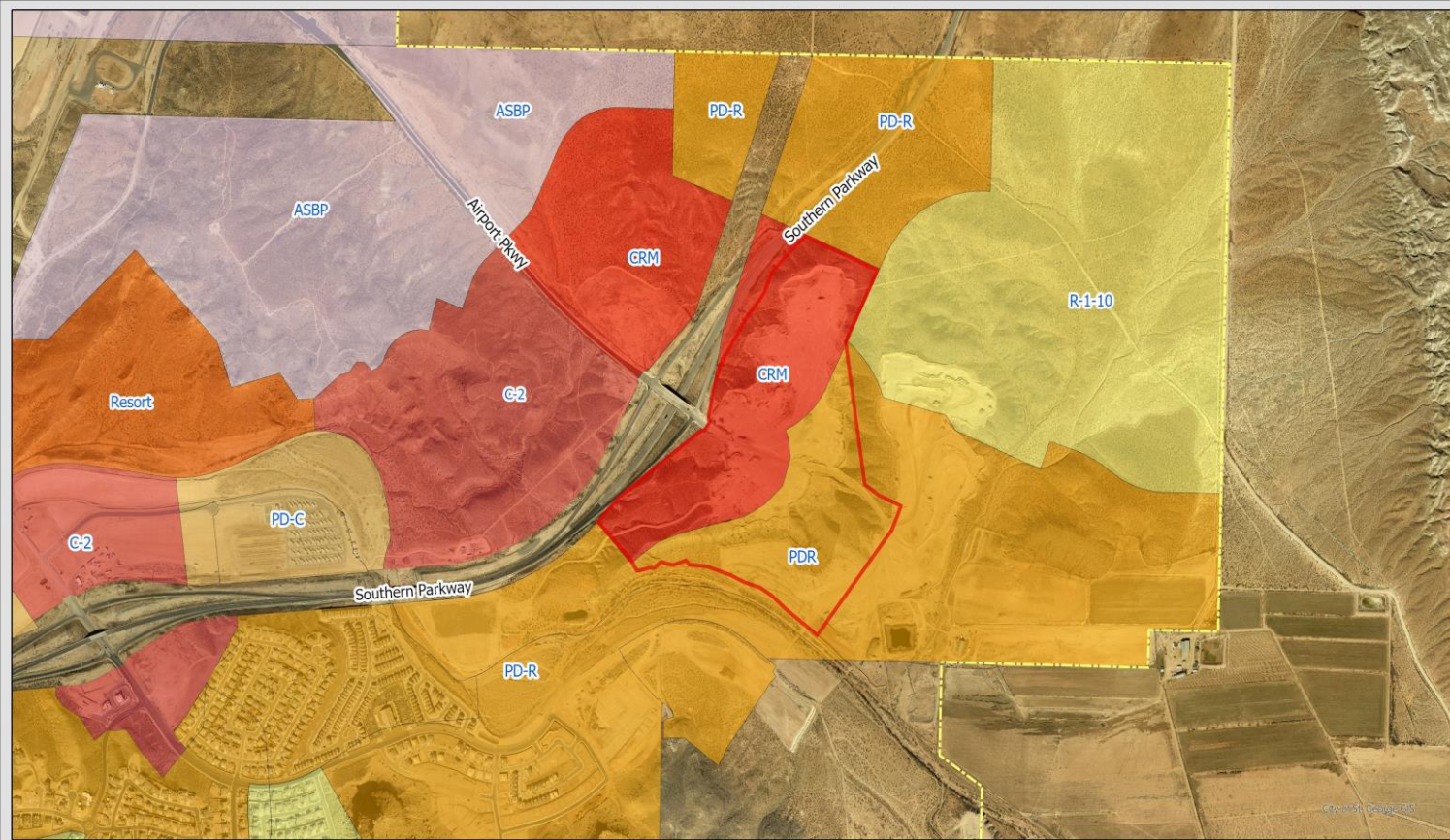
Territory Studios



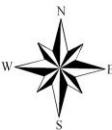
General Plan Map



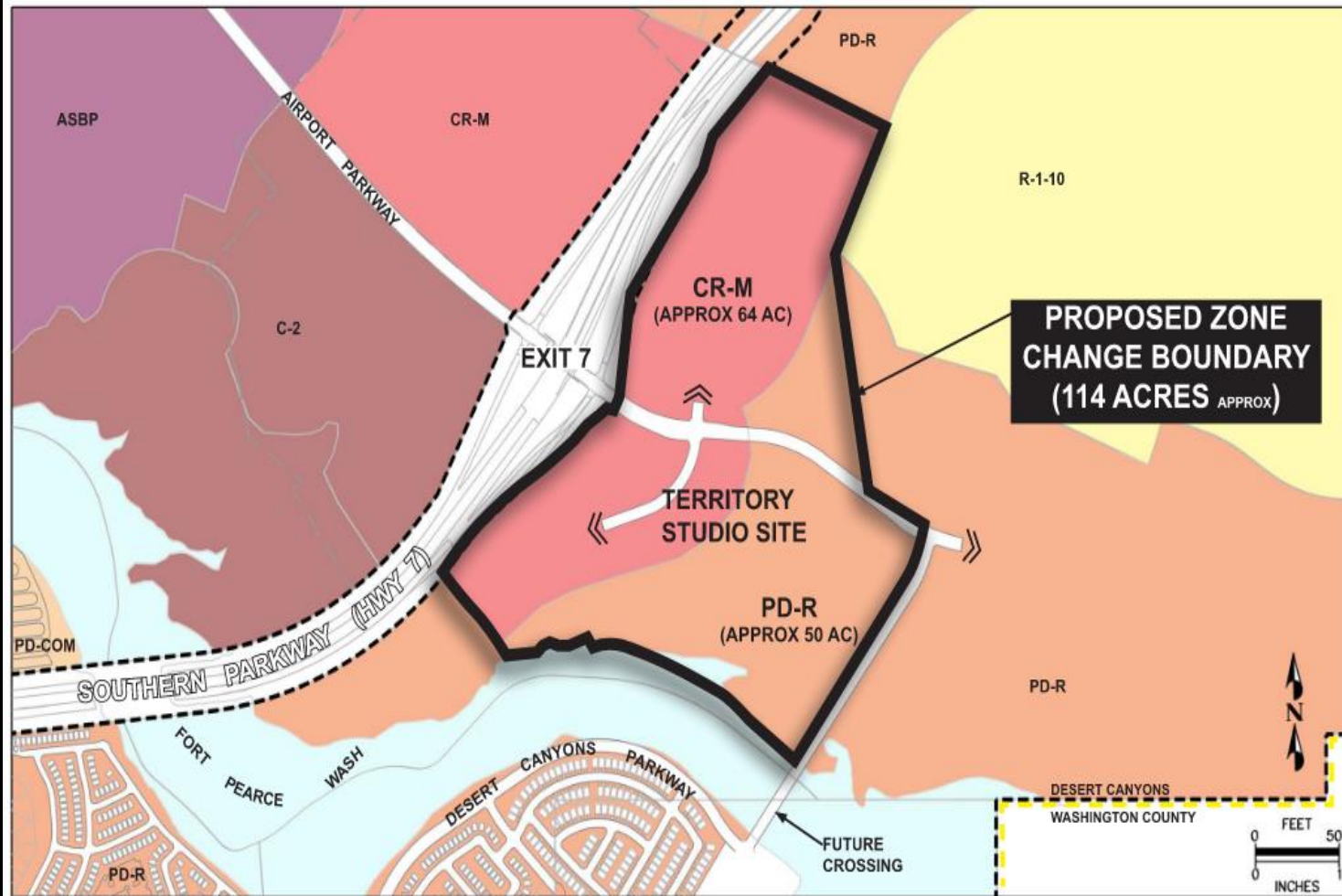
Zoning Map



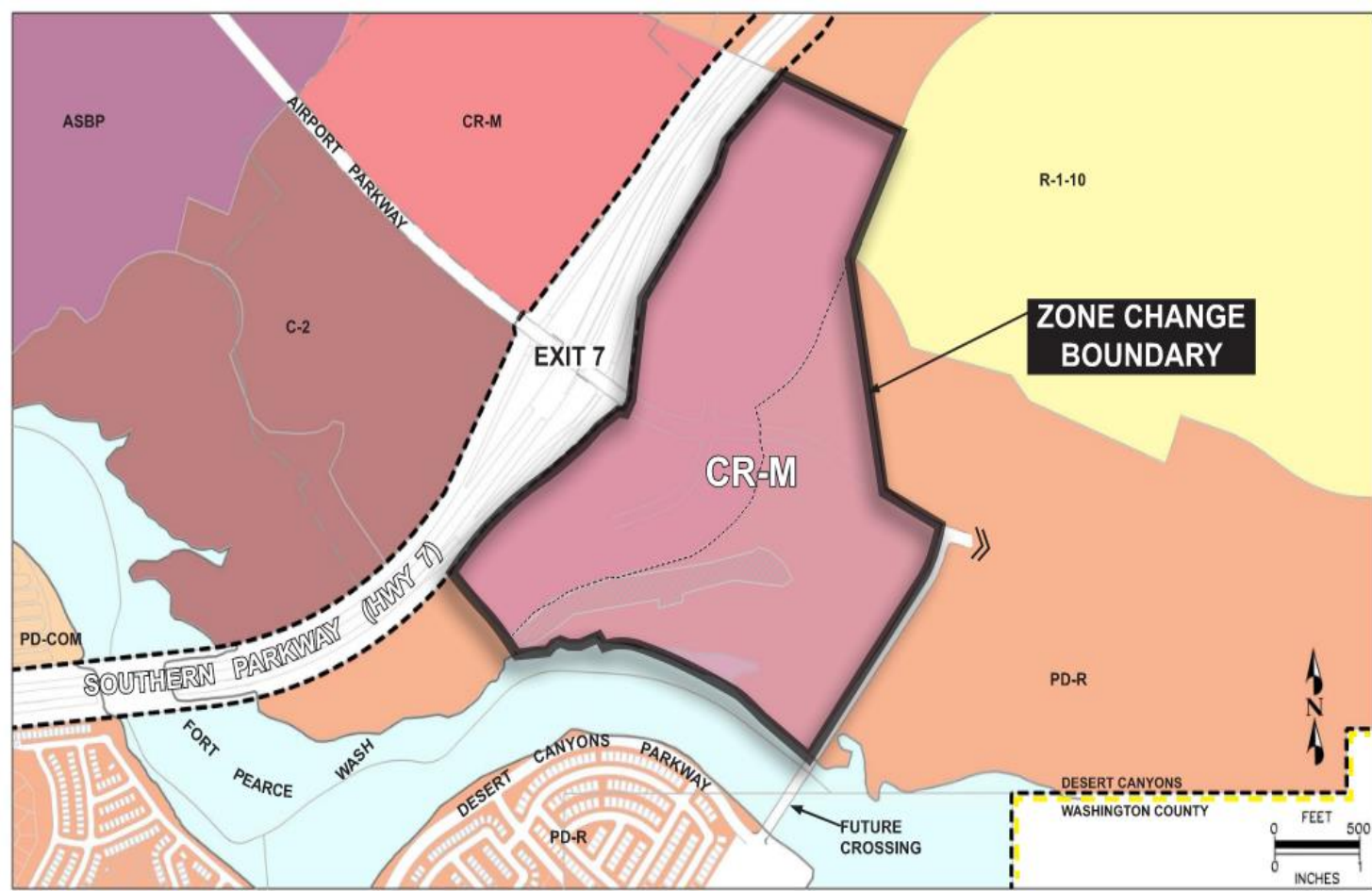
Territory Studios



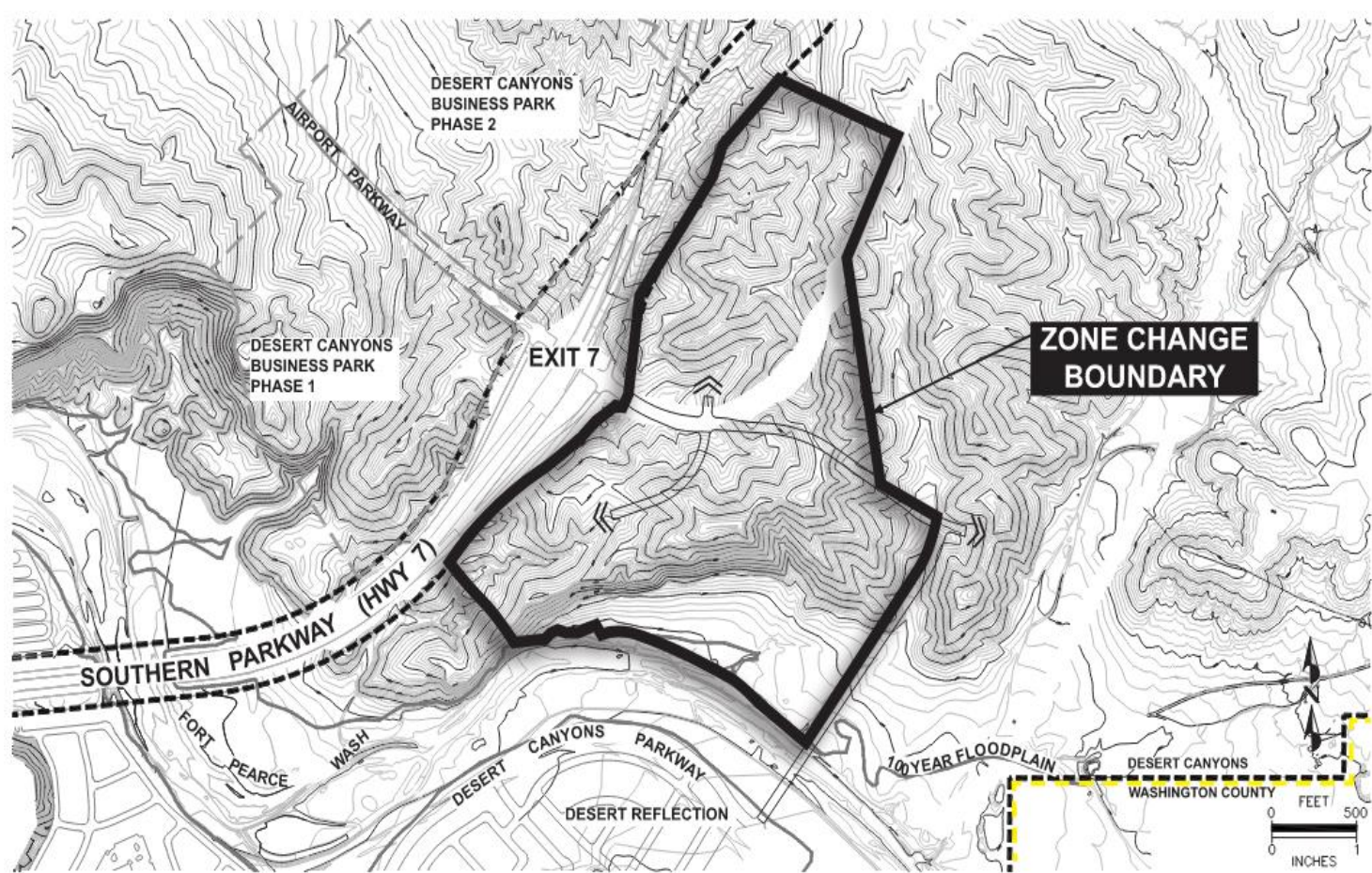
Existing Zoning Change



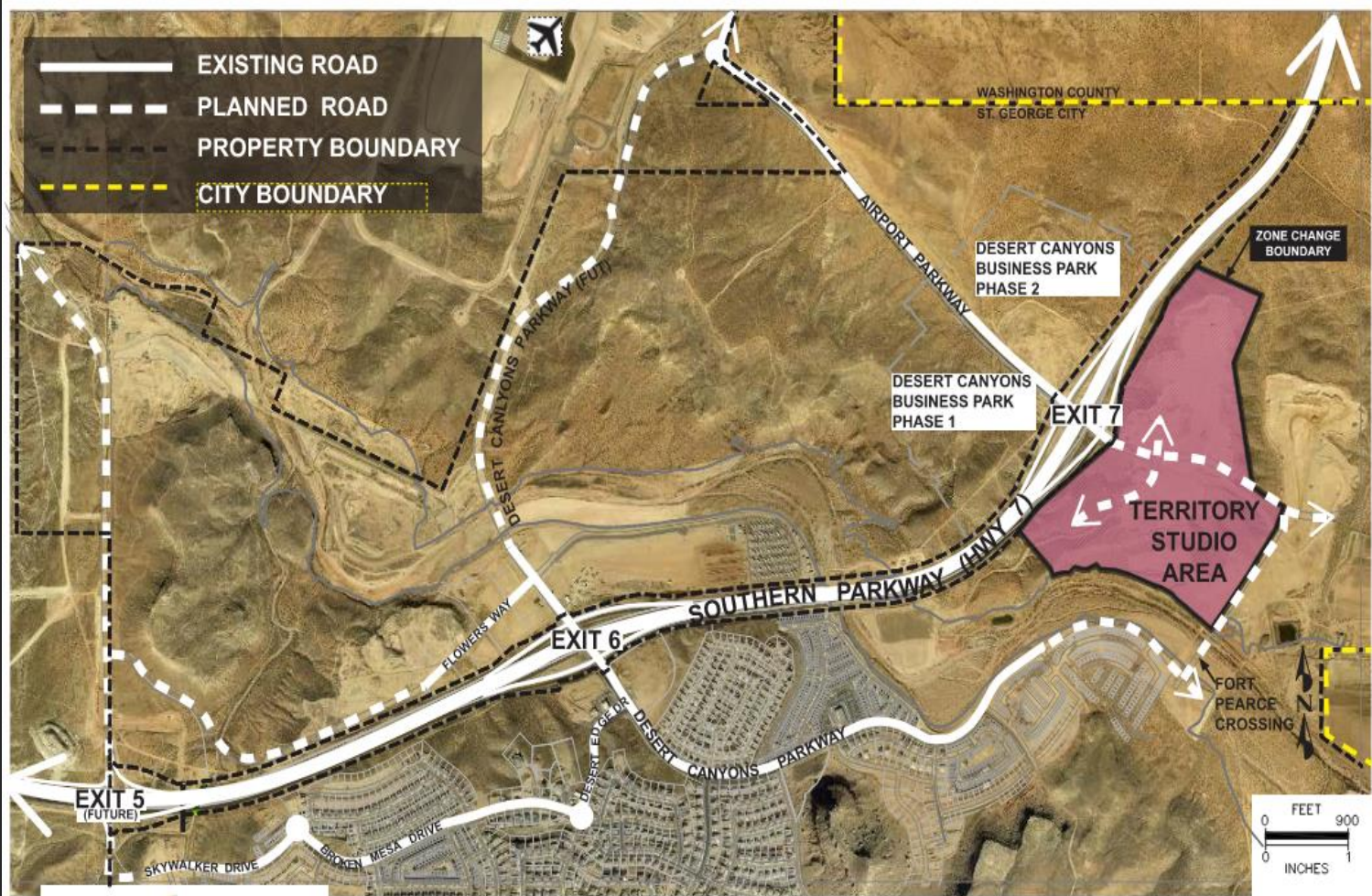
Proposed Zoning Change



Topography/ Floodplain Exhibit



Access/ Circulation Exhibit



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY ZONING MAP BY AMENDING THE ZONE FROM PD-R (PLANNED DEVELOPMENT RESIDENTIAL) TO C-RM (COMMERCIAL RESIDENTIAL MIXED USE) ON APPROXIMATELY 50.8 ACRES, GENERALLY LOCATED SOUTHEAST OFF EXIT 7 ALONG SOUTHRN PKWY AND NORTHEAST OF AIRPORT ROAD FOR THE PURPOSE OF ALLOWING A MOVIE STUDIO TO BE KNOWN AS TERRITORY STUDIOS.

(Territory Studios)

WHEREAS, the property owner has requested a zone change from PD-R (Planned Development Residential) to C-RM (Commercial Residential Mixed Use) on approximately 50.8 acres located generally southeast off exit 7 along Southern Parkway and northeast of Airport Road for the purpose of allowing a movie studio development to be known as Territory Studios; and

WHEREAS, the City Council held a public meeting on this request on June 13, 2024, to consider the amendment and adoption of a zone change; and

WHEREAS, the Planning Commission held a public hearing on the zone change on May 14, 2024, and recommended approval with a 7-0 vote:

WHEREAS, the City Council has determined that the requested zone change to C-RM is justified at this time, and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The City Zoning Map shall be amended upon the Effective Date of this Ordinance to reflect the zone change from PD-R (Planned Development Residential) to C-RM (Commercial Residential Mixed Use). The zoning map amendment and location is more specifically described on the attached property legal description, incorporated herein as Exhibit "A," and parcel exhibit, incorporated herein as Exhibit "B". The project must comply with all conditions, requirements, and restrictions as approved by City Council.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. The effective date of the zone change shall be the date upon which approval for a final site plan is received.

APPROVED AND ADOPTED by the St. George City Council, this 13th day of June 2024.

CITY OF ST. GEORGE:

ATTEST:

Michele Randall, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

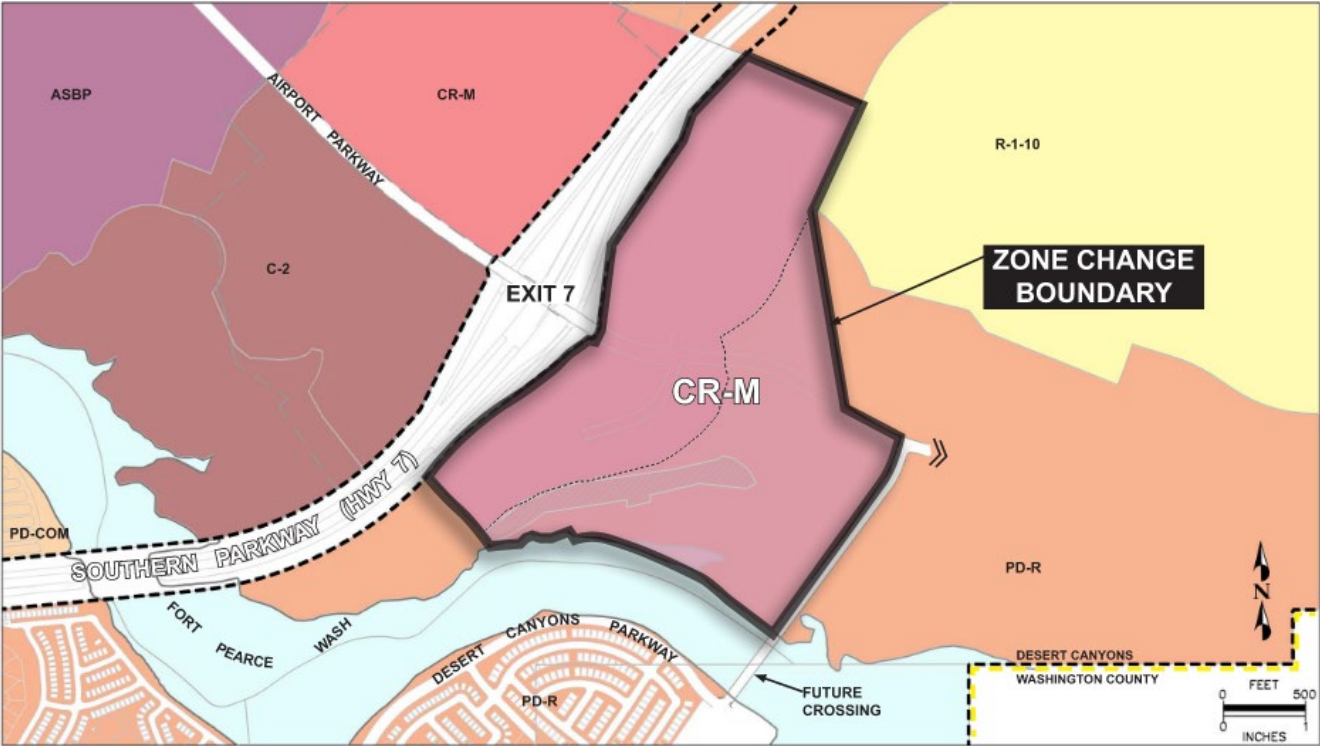
Councilmember Hughes	_____
Councilmember Larkin	_____
Councilmember Larsen	_____
Councilmember Tanner	_____
Councilmember Kemp	_____

Exhibit "A" – Legal Description

TERRITORY STUDIOS RE-ZONE BOUNDARY

BEGINNING AT A POINT SOUTH 88°49'08" EAST ALONG THE SECTION LINE, A DISTANCE OF 1472.427 FEET AND NORTH 01°10'52" EAST 184.701 FEET FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°49'08" EAST BETWEEN SAID SOUTHWEST CORNER OF SECTION 25 AND THE SOUTH QUARTER CORNER OF SAID SECTION 25 AND RUNNING THENCE NORTH 47°00'24" WEST 78.996 FEET; THENCE NORTH 53°54'26" WEST 199.392 FEET; THENCE NORTH 49°58'47" WEST 291.525 FEET; THENCE NORTH 57°27'04" WEST 117.312 FEET; THENCE NORTH 71°31'19" WEST 176.811 FEET; THENCE NORTH 64°37'13" WEST 115.354 FEET; THENCE NORTH 68°37'19" WEST 113.657 FEET; THENCE NORTH 72°53'58" WEST 132.136 FEET; THENCE NORTH 82°40'42" WEST 159.265 FEET; THENCE NORTH 61°44'46" WEST 77.242 FEET; THENCE SOUTH 72°14'38" WEST 95.389 FEET; THENCE SOUTH 87°17'48" WEST 56.066 FEET; THENCE NORTH 75°49'55" WEST 73.871 FEET; THENCE SOUTH 78°55'59" WEST 20.670 FEET; THENCE SOUTH 47°02'35" WEST 70.499 FEET; THENCE NORTH 90°00'00" WEST 63.060 FEET; THENCE SOUTH 78°41'43" WEST 116.925 FEET; THENCE NORTH 28°03'33" WEST 88.016 FEET; THENCE NORTH 53°31'50" EAST 301.170 FEET; THENCE NORTH 68°31'12" EAST 211.046 FEET; THENCE NORTH 75°47'49" EAST 271.494 FEET; THENCE NORTH 77°20'16" EAST 379.392 FEET; THENCE NORTH 61°31'50" EAST 226.103 FEET; THENCE NORTH 45°50'16" EAST 234.847 FEET; THENCE NORTH 17°28'08" EAST 255.080 FEET; THENCE NORTH 06°24'53" WEST 175.739 FEET; THENCE NORTH 20°52'05" WEST 76.349 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 24°14'46" WEST); THENCE ALONG THE ARC OF A 800.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 39°41'09", A DISTANCE OF 554.118 FEET; THENCE NORTH 26°04'05" EAST 443.436 FEET; THENCE SOUTH 08°39'45" EAST 1268.269 FEET; THENCE SOUTH 56°18'07" EAST 147.302 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 1100.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°04'17", A DISTANCE OF 250.952 FEET; THENCE SOUTH 20°37'41" WEST 127.621 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 600.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°14'27", A DISTANCE OF 180.547 FEET; THENCE SOUTH 37°52'08" WEST 1102.565 FEET TO THE POINT OF BEGINNING.
CONTAINS 2,213,033 SQ. FT., (50.804 ACRES)

Exhibit “B” – Parcel Exhibit



TERRITORY STUDIO ZONE - PROPOSED ZONING

4/18/2024