



CITY COUNCIL MEETING AGENDA



THURSDAY, NOVEMBER 17, 2022
AGENDA

ATTACHMENTS

2022.11.17 CITY COUNCIL AGENDA PACKET



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

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, November 17, 2022 commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order

Invocation

Flag Salute

1. Mayor's recognitions and updates.

2. CONSENT CALENDAR.

A. CONSIDER APPROVAL TO PURCHASE LOOSE EQUIPMENT FOR TWO (2) NEW FIRE APPARATUS FROM LN CURTIS.

BACKGROUND AND RECOMMENDATION: THIS REQUEST IS TO PURCHASE LOOSE EQUIPMENT INCLUDING HOSE, NOZZLES, TOOLS, ADAPTORS, FANS, SAWS ETC. FOR THE TWO NEW FIRE APPARATUS THAT ARE ON ORDER. THIS IS THE MAJORITY OF FIRE EQUIPMENT REQUIRED FOR THESE APPARATUS PER THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS ALONG WITH THE INSURANCE SERVICES OFFICE (ISO)

REQUIREMENTS AND SERVICE DELIVERY / RESPONSE. STAFF RECOMMENDS PURCHASE OF THE LOOSE EQUIPMENT FROM LN CURTIS IN THE AMOUNT OF \$261,471.26.

B. CONSIDER APPROVAL OF A SASO AGREEMENT WITH WAIRWORTHY, LLC AT THE ST. GEORGE REGIONAL AIRPORT.

BACKGROUND AND RECOMMENDATION: WAIRWORTHY IS AN AVIATION COMPANY THAT DESIGNS EQUIPMENT AND CLOTHING FOR PILOTS. WAIRWORTHY JUST LAUNCHED ITS FIRST PRODUCT, A FLIGHT BAG WHICH RECEIVED MUCH FANFARE IN THE AVIATION COMMUNITY AND GENERATED OVER \$50,000 IN THE FIRST MONTH. PRIMARY USE FOR THE HANGAR IS TO STORE THEIR AIRCRAFT. A SMALL PORTION OF THE HANGAR WILL BE USED FOR OFFICE SPACE TO RUN THEIR BUSINESS. STAFF RECOMMENDS APPROVAL OF THE AGREEMENT.

C. CONSIDER APPROVAL OF AN IMPROVEMENT REIMBURSEMENT AGREEMENT BETWEEN ED BURGESS (LEDGES AT SNOW CANYON, LLC AND DESERT VALLEY DEVELOPMENT, INC) AND THE CITY OF ST. GEORGE FOR ROAD IMPROVEMENTS ON QUARRY RIDGE DRIVE.

BACKGROUND AND RECOMMENDATION: THE DEVELOPER OF THE FIELDSTONE SUBDIVISION IS IMPROVING THE EAST PORTION OF QUARRY RIDGE DR AND THE REMAINING WEST PORTION IS THE RESPONSIBILITY OF THE CITY. THE CITY WOULD LIKE THE DEVELOPER TO INSTALL THE PUBLIC IMPROVEMENTS ON THE CITY'S PORTION SO THAT THE FULL-WIDTH IMPROVEMENTS ARE COMPLETE. THE CITY'S COST OF IMPROVEMENTS AMOUNTS TO \$273,032.78. STAFF RECOMMENDS APPROVAL OF THE AGREEMENT.

3. PUBLIC HEARING AND CONSIDERATION OF A RESOLUTION TO REVIEW AND APPROVE AMENDMENTS TO THE FISCAL YEAR 2022-23 BUDGET.

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

4. CONSIDER APPROVAL OF AN ORDINANCE AMENDING PORTIONS OF THE CITY CODE, INCLUDING TITLE 3, BUSINESS AND LICENSE REGULATIONS, TO ADD MOBILE BUSINESS ALONG WITH ITS OPERATIONAL REQUIREMENTS, TIME LIMITS, AND EXPIRATION DATE; AND TO AMEND PORTIONS OF TITLE 10, ZONING REGULATIONS, TO ADD MOBILE BUSINESS TO BE PERMITTED IN THE C-2 AND/OR C-3 ZONE ALONG WITH ITS SPECIFIC STANDARDS, APPLICATION, AND PARKING REQUIREMENTS.

BACKGROUND AND RECOMMENDATION: THIS REQUEST IS TO ADD MOBILE BUSINESS TO TITLE 3, BUSINESS AND LICENSE REGULATIONS, AND TO CREATE SPECIFIC STANDARDS IN TITLE 10, ZONING REGULATIONS, FOR THESE BUSINESSES. THIS ITEM WAS PRESENTED TO THE CITY COUNCIL AT A WORK MEETING ON OCTOBER 27, 2022 FOR DISCUSSION ON THIS TOPIC AND WILL BE HEARD BY THE PLANNING COMMISSION ON NOVEMBER 15, 2022.

5. CONSIDER APPROVAL OF AN ORDINANCE AMENDING THE SOUTHERN HILLS WEST PD-C (PLANNED DEVELOPMENT COMMERCIAL) TO REMOVE THE CARWASH AND AMEND THE SITE LAYOUT FOR A NEW COMMERCIAL DEVELOPMENT ON APPROXIMATELY 5.1 ACRES LOCATED ON THE NORTHEAST CORNER OF RIVER ROAD AND WHITE DOME DRIVE FOR A PROJECT TO BE KNOWN AS WHITE DOME COMMERCIAL. CASE NO. 2022-ZCA-046

BACKGROUND AND RECOMMENDATION: ON MARCH 4, 2021, THE CITY COUNCIL APPROVED THE SOUTHERN HILLS WEST PD-C (PLANNED DEVELOPMENT COMMERCIAL) ZONE AS A PART OF THE SOUTHERN HILLS MASTER PLAN. THEN ON DECEMBER 16, 2021, THIS PORTION OF THE PD-C WAS INCREASED FROM 4.5 ACRES TO 5.1 ACRES BY CHANGING THE ZONE ON .60 ACRES OF THE PD-R (PLANNED DEVELOPMENT RESIDENTIAL) ZONE THAT IS DIRECTLY EAST OF THIS PROPERTY. THE DESIGN AND CONCEPTUAL SITE PLAN OF THIS PROJECT WAS ALSO APPROVED ON THIS SAME DATE. THIS REQUEST IS TO MAKE CHANGES TO THE APPROVED LAYOUT. THE

PLANNING COMMISSION HELD A PUBLIC HEARING ON THIS ITEM ON OCTOBER 25, 2022 AND RECOMMENDED APPROVAL WITH A VOTE OF 5-0. NO COMMENTS WERE MADE AT THE PUBLIC HEARING.

6. APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY.

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




8. Request a closed session to discuss litigation, 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.

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