



# CITY COUNCIL MEETING AGENDA



THURSDAY, APRIL 6, 2023  
AGENDA

## ATTACHMENTS

2023.04.06 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, April 6, 2023, commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order

Invocation

Flag Salute

1. Mayor's recognitions and updates.
2. **Read a proclamation proclaiming April as Child Abuse Prevention Month.**
3. **Read a proclamation proclaiming April 29, 2023 as Arbor Day.**
4. APPOINT THE NEW COMMUNITY DEVELOPMENT DIRECTOR.
5. CONSIDER APPROVAL OF AN ORDINANCE AMENDING ORDINANCE 2023-03-003 ADOPTING A TEMPORARY REGULATION SUSPENDING THE PERMITTING OR PROCESSING OF SPECIAL EVENT PERMITS UNDER TITLE 3, CHAPTER 10 OF THE CITY CODE.

BACKGROUND AND RECOMMENDATION: THE CITY COUNCIL ADOPTED ORDINANCE 2023-03-003 TEMPORARILY RESTRICTING NEW APPLICATIONS FOR SPECIAL EVENT PERMITS ON CITY OWNED OR PUBLIC PROPERTY. IN IMPOSING THE TEMPORARY RESTRICTIONS OTHER ISSUES HAVE ARISEN REGARDING APPLICATION OF THE EXISTING ORDINANCE WHICH THE COUNCIL WOULD LIKE TO ADDRESS WITH THIS AMENDMENT. STAFF RECOMMENDS APPROVAL OF THE ORDINANCE.

## 6. COMMENTS FROM THE PUBLIC.

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas on any item not on tonight's agenda or regarding pending applications coming before the Council.

Rules for making comments:

1. You must be a resident of the City of St. George.
2. Each speaker may be given a limited amount of time for comment as determined by the Mayor given the number of persons wishing to speak.
3. Be courteous and show respect.
4. Comments cannot be related to items on tonight's agenda or regarding pending applications coming before the Council.

Participants are to state their names for the record. Comments which cannot be made within these limits should be submitted in writing to the City Recorder at [recorder@sgcity.org](mailto:recorder@sgcity.org).

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

Comments pertaining to an agenda item that includes a public hearing or public input should be given as that item is being discussed during the meeting.

## 7. CONSENT CALENDAR.

### A. CONSIDER APPROVAL TO AWARD BID TO INSITUFORM TECHNOLOGIES FOR THE 2023 SEWER RELINING PROJECT.

BACKGROUND AND RECOMMENDATION: AS PART OF THE WASTEWATER COLLECTIONS ON-GOING MAINTENANCE PROGRAM, OLD AND FAILING CLAY SEWER COLLECTION PIPES ARE IDENTIFIED THROUGH OUR VIDEO INSPECTION PROGRAM AND SCHEDULE TO BE RE-LINED WITH A PVC PIPE LINER. WHILE RE-LINING THE PIPELINE IS TYPICALLY MORE COST PER FOOT THAN THE CONVENTIONAL OPEN-DIG METHOD, IT IS A VIABLE AND COST EFFECTIVE SOLUTION AS IT CAN BE DONE WITHOUT CUTTING THE ASPHALT AND DIGGING IN THE STREETS, WHICH REQUIRES REPAVING AND RESTORATION OF SURFACE IMPROVEMENTS. STAFF RECOMMENDS AWARDDING THE BID TO INSITUFORM TECHNOLOGIES.

**B. CONSIDER APPROVAL TO AWARD BID TO FELLER ENTERPRISES FOR THE CONSTRUCTION OF THE CONCRETE FLATWORK FOR THE BLOOMINGTON HILLS PLAYGROUND REPLACEMENT PROJECT.**

BACKGROUND AND RECOMMENDATION: LAST YEAR (2022), THE PRIMARY PLAY STRUCTURE AT BLOOMINGTON HILLS PARK (REDWOOD TREE PARK) HAD TO BE REMOVED FOR SAFETY ISSUES DUE TO: DECAY AND FAILURE OF THE STRUCTURE'S PROTECTIVE SAFETY COATINGS, THE AGE OF THE STRUCTURE, REPLACEMENT PARTS WERE NO LONGER AVAILABLE. THIS BID AWARD IS FOR THE PLAYGROUND REPLACEMENT/RENOVATION, PHASE 1. THE SCOPE OF WORK FOR THIS PART INCLUDES: 30' FEET OF CURB AND GUTTER ON THE WEST SIDE OF REDWOOD TREE CIRCLE, AN ADA RAMP, A SIDEWALK UP TO THE PLAY AREA, A 6' FOOT WIDE SIDEWALK APRON AROUND THE PLAY AREA, AND A CONNECTING SIDEWALK TO THE EXISTING PAVILION. IT ALSO INCLUDES THE ASSOCIATED EXCAVATION WORK REQUIRED TO PREPARE THE PLAY AREA FOR THE INSTALLATION OF THE NEW PLAY EQUIPMENT AND SAFETY SURFACING. STAFF RECOMMENDS AWARDED THE BID TO FELLER ENTERPRISES.

**C. CONSIDER APPROVAL TO AWARD BID TO INTERSTATE ROCK PRODUCTS INC. FOR THE CONSTRUCTION OF THE LITTLE VALLEY PARK ARTIFICIAL TURF FIELDS.**

BACKGROUND AND RECOMMENDATION: THE SOCCER FIELDS AT LITTLE VALLEY WERE FIRST INSTALLED IN 2016 AND HAVE HOSTED MANY SPORTS EVENTS AND PRACTICES SINCE. THE REPLACEMENT OF FIELDS 1, 2 AND 3 WITH SYNTHETIC TURF HAS BEEN DESIGNED BY PARK PLANNING WITH CIVIL SCIENCE AND LLOYD SPORTS. THE PROJECT WAS PUT OUT TO BID ON JANUARY 30, 2023; FOUR (4) BIDS WERE RECEIVED AND OPENED ON FEBRUARY 17, 2023. INTERSTATE ROCK PRODUCTS IS THE RESPONSIBLE LOW BIDDER IN THE AMOUNT OF \$3,365,956.13. THIS AMOUNT INCLUDES THE BASE BID (FIELDS 1 & 2 AND ADDITIVE ALTERNATE 2 (FIELD 3). STAFF RECOMMENDS APPROVAL PENDING ADOPTION OF THE ASSOCIATED BUDGET AMENDMENT.

**D. CONSIDER APPROVAL TO PURCHASE P25 COMPLIANCE 700/800MHZ PUBLIC-SAFETY RADIOS FOR THE SAINT GEORGE POLICE DEPARTMENT AND 911 CENTER PURSUANT TO STATE CONTRACT # AR3841.**

BACKGROUND AND RECOMMENDATION: THE STATE OF UTAH IS CURRENTLY REPLACING ITS PUBLIC-SAFETY RADIO SYSTEM WHICH INCLUDES THE CORE INFRASTRUCTURE BUT ALSO END USER EQUIPMENT WHICH HAS BEEN IN SERVICE SINCE THE 2002 WINTER OLYMPICS. THESE RADIOS ARE SOLE SOURCED AND BEING PURCHASED THROUGH UTAH STATE CONTRACT # AR3841. STAFF RECOMMENDS APPROVAL PENDING ADOPTION OF THE ASSOCIATED BUDGET AMENDMENT.

- E. CONSIDER APPROVAL OF THE RENEWAL OF THE CONCESSIONS AGREEMENT WITH THE ICE CREAM FACTORY VENDING FOR THE AIRPORT TERMINAL.

BACKGROUND AND RECOMMENDATION: THE ICE CREAM FACTORY VENDING HAS BEEN PROVIDING VENDING SERVICES AT THE AIRPORT SINCE 2016. THIS IS A RENEWAL OF THE CONCESSIONS AGREEMENT. STAFF RECOMMENDS APPROVAL.

- F. CONSIDER APPROVAL OF FEE WAIVER FOR LEADERSHIP DIXIE GRADUATION AT THE DIXIE ACADEMY.

BACKGROUND AND RECOMMENDATION: LEADERSHIP DIXIE HAS ASKED TO HAVE THE WAIVED FOR THE USE OF DIXIE ACADEMY ON MAY 11, 2023 FROM 4 PM TO 10 PM. THE FEE WAIVER WOULD BE \$600.

- G. CONSIDER APPROVAL OF A FEE WAIVER FOR THE UTAH LEAGUE OF CITIES AND TOWNS BBQ EVENT ON THURSDAY, APRIL 20, 2023 AT VERNON WORTHEN PARK.

BACKGROUND AND RECOMMENDATION: THE CITY OF ST. GEORGE IS A MEMBER OF THE UTAH LEAGUE OF CITIES AND TOWNS AND IS THE HOST CITY FOR THIS ANNUAL MID-YEAR CONFERENCE. IN THE PAST, THE CITY HAS WAIVED FEES (SPECIAL EVENT FEE AND PARK RENTAL FEE) FOR THIS BBQ WHICH HAS TAKEN PLACE AT TOWN SQUARE, CONFLUENCE AND WORTHEN PARK. STAFF RECOMMENDS WAVING THE 1) PARK RESERVATION FEE OF \$400 AND 2) THE SPECIAL EVENT FEE OF \$150.

- H. CONSIDER APPROVAL OF A RATIFICATION OF THE LEASE AGREEMENT FOR THE ST. GEORGE CHILDREN'S MUSEUM.

BACKGROUND AND RECOMMENDATION: ST. GEORGE CHILDREN'S MUSEUM LEASED CITY PROPERTY LOCATED AT 86 S MAIN STREET ON A 5 YEAR LEASE WHICH WAS SET TO EXPIRE JUNE 21, 2023. STAFF WORKED WITH ST. GEORGE CHILDREN'S MUSEUM TO REVISE THE LEASE TO INCLUDE A TEN (10) YEAR LEASE TERM. OTHER MINOR CHANGES WERE MADE TO MORE ACCURATELY REFLECT THE DUTIES OF THE CITY AND THE MUSEUM. TIME BEING OF THE ESSENCE, THE LEASE AGREEMENT WAS SIGNED ON FEBRUARY 16, 2023 AND IS NOW SUBMITTED TO THE CITY COUNCIL FOR RATIFICATION.

- I. CONSIDER APPROVAL OF THE MINUTES FROM THE MEETINGS HELD ON FEBRUARY 9, 2023; FEBRUARY 16, 2023 (WORK MEETING); FEBRUARY 16, 2023 (REGULAR MEETING); FEBRUARY 23, 2023; MARCH 2, 2023; MARCH 9, 2023; AND MARCH 16, 2023.

8. 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.

9. CONSIDER APPROVAL OF A HILLSIDE DEVELOPMENT PERMIT TO ALLOW DISTURBANCE OF AREAS IN THE 20-30%, 30-40% SLOPE AREAS ON APPROXIMATELY 14.99 ACRES GENERALLY LOCATED AT THE END OF THE EXISTING FLOWERS WAY IN DESERT CANYONS ON THE NORTH SIDE OF SOUTHERN HILLS PARKWAY. 2023-HS-004.

BACKGROUND AND RECOMMENDATION: THE PROPOSAL IS A HILLSIDE DEVELOPMENT PERMIT FOR THE PURPOSE OF EXTENDING THE EXISTING ROAD FLOWERS WAY AT EXIT 6 ALONG THE NORTHERN SIDE OF SOUTHERN HILLS PARKWAY TO THE NEW EXIT 5 TO THE WEST. AT THEIR MEETING HELD ON MARCH 14, 2023, THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH A VOTE OF 5-0.

10. CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR THE LESLIE DUNBAR TRUST, A 2-LOT RESIDENTIAL SUBDIVISION CONTAINING 6.94 ACRES LOCATED EAST OF THE GEORGE WASHINGTON ACADEMY PROPERTY ON THE SOUTHWEST CORNER OF FUTURE 2220 SOUTH AND 3210 EAST. CASE NO. 2023-PP-010

BACKGROUND AND RECOMMENDATION: THE ZONING ON THE PROPERTY IS A-1 AND HAS BEEN FOR YEARS. THE AREA HAS BEEN TRADITIONALLY A FARMING AREA. GEORGE WASHINGTON ACADEMY HAS APPROACHED THE PROPERTY OWNER AND IS INTERESTED IN ACQUIRING THE PROPERTY FOR FUTURE SCHOOL USE. IF THAT DOESN'T PAN OUT, THE PROPERTY WILL REMAIN IN ITS CURRENT STATE UNTIL IT IS DEVELOPED. AT THEIR MEETING HELD ON MARCH 28, 2023, THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH A VOTE OF 5-0.

11. CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR OLD FARM, A 4-LOT SUBDIVISION CONTAINING 76.04 ACRES LOCATED ON THE NORTHWEST CORNER OF 2450 SOUTH AND 3000 EAST. CASE NO. 2023-PP-005

BACKGROUND AND RECOMMENDATION: ON FEBRUARY 28, THE PLANNING COMMISSION HELD A PUBLIC HEARING TO CHANGE THE ZONING ON 20.5 ACRES OF THE LARGER 76-ACRE PARCEL. THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THAT APPLICATION. ON MARCH 16, 2023, THE CITY COUNCIL APPROVED THE ZONE CHANGE. AT THEIR MEETING HELD ON MARCH 14, 2023, THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH A 5-0 VOTE.

12. CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR SMITH'S MARKETPLACE SUN RIVER, A 4-LOT SUBDIVISION CONTAINING 15.96 ACRES LOCATED AT APPROXIMATELY 4582 SOUTH PIONEER ROAD. CASE NO.

2023-PP-009

BACKGROUND AND RECOMMENDATION: LOT 400 WILL BE 12.87 ACRES AND HAS BEEN APPROVED FOR THE NEW SMITH'S MARKETPLACE IN SUN RIVER, LOCATED AT THE SOUTHWEST CORNER OF PIONEER ROAD AND BLUEGRASS WAY (CASE # 2022-ZCA-024). LOT 401 WILL BE 1.42 ACRES AND WILL BE THE LOCATION OF THE FUTURE FUEL CENTER FOR SMITH'S MARKETPLACE. LOTS 402 AND 403 WITH EACH ABOUT .83 ACRES, WILL BE RESERVED FOR FUTURE DEVELOPMENT. AT THEIR MEETING HELD ON MARCH 28, 2023, THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH A VOTE OF 5-0.

13. **CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR WHITE TRAILS PHASES 4-6, AN 85-UNIT RESIDENTIAL SUBDIVISION CONTAINING 12.87 ACRES LOCATED NORTH OF WHITE DOME DRIVE AND EAST OF RIVER ROAD. CASE NO. 2023-PP-007**

BACKGROUND AND RECOMMENDATION: THIS RESIDENTIAL PROJECT WAS APPROVED ON MARCH 4, 2021, AS PART OF THE SOUTHERN HILLS - WEST DEVELOPMENT (CASE # 2021-ZC-014). THE OVERALL DENSITY WILL BE 6.6 DWELLING UNITS PER ACRE. THIS PROJECT HAS 20' DRIVEWAY LENGTHS AND WAS APPROVED BEFORE THE PARKING REGULATIONS WERE CHANGED TO REQUIRE A 25' DRIVEWAY LENGTH IN ALL PLANNED DEVELOPMENT RESIDENTIAL ZONES. AT THEIR MEETING HELD ON MARCH 28, 2023, THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH A VOTE OF 5-0.

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

15. **Reports and updates from the Mayor, Councilmembers, and City Manager.**

16. **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.

WAS THIS PAGE HELPFUL?

[!\[\]\(3d8c13c92b853674f749aac6fa869926\_img.jpg\) 175 East 200 North](#)

[St. George, Ut 84770](#)

[!\[\]\(96cc62f861fdd6e50510c0224a756dff\_img.jpg\) Contact Us](#)

[!\[\]\(fa6f3af6bfa46c5d4a2d362681095beb\_img.jpg\) 435.627.4000](#)

[Mission | Vision | Values](#)

[City Employment](#)

[Area Information](#)

[Relocation Resources](#)

[Forms & Applications](#)

[Notices](#)

[City Codes & Ordinances](#)

[Community Calendar](#)

[Privacy Notice](#)

[Public Login !\[\]\(4146d17f71dced09c6ad789cacceaa6d\_img.jpg\)](#)



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

[Privacy Notice](#)

