



CITY COUNCIL REGULAR MEETING AGENDA



THURSDAY, MAY 4, 2023
AGENDA

ATTACHMENTS

2023.05.04 CITY COUNCIL AGENDA PACKET 

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, May 4, 2023, commencing at 3:00 p.m.

The agenda for the meeting is as follows:

1. Discussion regarding the proposed Saddle Mesa development.
2. Discussion regarding billing for 911 dispatch services.
3. Update from UDOT regarding the I15/700 South Environmental Assessment.
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4. ADJOURN AND RECONVENE IN A REGULAR MEETING OF THE CITY COUNCIL.
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** 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

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Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, May 4, 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. CHANGE TO PROCESS FOR COMMENTS FROM THE PUBLIC.

IN PLACE OF IN PERSON COMMENTS ONCE A MONTH, THE CITY IS MOVING TO ALLOW RESIDENTS TO SUBMIT WRITTEN PUBLIC COMMENTS AT ANY TIME TO BE INCLUDED IN THE RECORD (AGENDA PACKET) OF A PUBLIC MEETING FOLLOWING RECEIPT OF THE COMMENT. IN DOING SO, COMMENTS FROM THE PUBLIC WILL NOT ONLY BE AVAILABLE TO THE CITY COUNCIL AND MAYOR, BUT ALSO TO THE GENERAL PUBLIC. TO HAVE YOUR WRITTEN COMMENTS INCLUDED IN THE RECORD, THE FOLLOWING RULES APPLY:

1. You must be a St. George resident and include your first and last name along with your full residential address.
2. Comments cannot be related to pending applications coming before the Council.
3. Written comments must be emailed to public-comments@sgcity.org, with the subject "Public Comment" or mailed to "Public Comments - City Recorder" at 175 E 200 N, St. George, UT 84770.

3. CONSENT CALENDAR.

A. CONSIDER APPROVAL TO ORDER BUSES FROM GILLIG FOR THE ZION ROUTE.

BACKGROUND AND RECOMMENDATION: THE CITY ENTERED INTO AN AGREEMENTS WITH THE STATE AND WITH THE COUNTY TO PROVIDE BUS SERVICE FROM ST. GEORGE TO SPRINGDALE (AKA ZION ROUTE). FOR THIS SERVICE, FIVE (5) NEW BUSES NEEDED TO BE PURCHASED. ONCE AN ORDER IS PLACED, IT IS ESTIMATED THAT THE BUSES WILL TAKE 14 TO 16 MONTHS TO BE MANUFACTURED AND DELIVERED. EACH BUS WILL COST \$605,620. FUNDING FOR THESE BUSES WILL COME FROM THE STATE AND COUNTY. IT IS

PROPOSED THAT THE BUSES BE PURCHASED FROM GILLIG UTILIZING THE STATE OF WASHINGTON OPEN CONTRACT (CONTRACT #06719) FOR TRANSIT BUS PURCHASES. STAFF RECOMMENDS APPROVAL.

- B. CONSIDER APPROVAL TO AWARD BID TO INTERSTATE ROCK PRODUCTS FOR THE 3050 EAST AND MIDDLETON DRIVE SIDEWALK PROJECT.**

BACKGROUND AND RECOMMENDATION: THIS PROJECT WAS ADVERTISED, AND THE CITY RECEIVED FIVE (5) BIDS. INTERSTATE ROCK IS THE LOW BIDDER FOR A BID OF \$436,688.21. STAFF RECOMMENDS AWARDED THE BID TO INTERSTATE ROCK PRODUCTS.

- C. CONSIDER APPROVAL OF A REIMBURSEMENT AGREEMENT BETWEEN WASHINGTON CITY AND ST. GEORGE CITY FOR THE WASHINGTON FIELDS ROAD SOUTH EXTENSION PROJECT.**

BACKGROUND AND RECOMMENDATION: WASHINGTON CITY IS EXTENDING WASHINGTON FIELDS RD TO THE SOUTH NEAR SGU AIRPORT. A PORTION OF THIS ROADWAY IS LOCATED WITHIN ST. GEORGE. WASHINGTON HAS REQUESTED THAT ST. GEORGE PARTICIPATE IN THE ROADWAY IMPROVEMENTS BY PAYING FOR THOSE IMPROVEMENTS WHICH ARE IN ST. GEORGE. THE ESTIMATED COST OF IMPROVEMENTS FOR ST. GEORGE IS \$400,000. STAFF RECOMMENDS APPROVAL OF THE AGREEMENT.

- D. CONSIDER APPROVAL OF THE AIP GRANT OFFER FOR THE BIPARTISAN INFRASTRUCTURE LEGISLATION (BIL), AT THE ST. GEORGE REGIONAL AIRPORT FOR THE SOUTH TAXIWAY AND APRON PROJECT.**

BACKGROUND AND RECOMMENDATION: THIS GRANT WILL FUND THE SOUTH TAXIWAY AND APRON PROJECT IN CONJUNCTION WITH THE SANDSTONE AVIATION FBO RAMP SPACE PROJECT. THIS PROJECT WAS BID OUT, INQUIRY #23-114, AND HAS BEEN AWARDED TO WHITAKER CONSTRUCTION COMPANY, INC., WHICH WAS APPROVED BY THE CITY COUNCIL ON APRIL 20, 2023. STAFF RECOMMENDS APPROVAL.

E. CONSIDER APPROVAL OF THE SPECIALIZE AERONAUTIC SERVICE AGREEMENT (SASO) WITH ZION AIR MOTIVE LLC.

BACKGROUND AND RECOMMENDATION: THIS IS A REQUEST FOR ZION AIR MOTIVE LLC TO DO COMMERCIAL BUSINESS AT SGU. ZION AIR MOTIVE WILL BE LOCATED IN HANGAR 53E. STAFF RECOMMENDS APPROVAL OF THE SASO AGREEMENT.

F. CONSIDER APPROVAL OF THE MINUTES FROM THE MEETINGS HELD ON JANUARY 26, 2023; MARCH 30, 2023; APRIL 6, 2023; APRIL 11, 2023; APRIL 13, 2023; AND APRIL 20, 2023.

4. 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.

5. PUBLIC HEARING AND CONSIDERATION OF A SUBSTANTIAL AMENDMENT TO THE PY22 (FY23) ANNUAL ACTION PLAN (AAP) FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM.

BACKGROUND AND RECOMMENDATION: THE PY22 ANNUAL ACTION PLAN OUTLINED PROPOSED PROJECTS TO BE FUNDED BY THE CITY'S CDBG PROGRAM TO ADDRESS IDENTIFIED NEEDS DURING PY22 / FY23. A SUBSTANTIAL AMENDMENT TO THE AAP AND A PUBLIC HEARING IS REQUIRED IF PROJECT FUNDING INCREASES MORE THAN 20%. THE REC CENTER BATHROOM PROJECT WAS ORIGINALLY BUDGETED AT \$40,000. THE BUDGET TEAM WISHES TO ALLOCATE AN ADDITIONAL \$20,000 FOR THIS PROJECT FROM CDBG FUNDING. \$20,000 IS

AVAILABLE FOR REALLOCATION TO THIS PROJECT BECAUSE THE PY21 PARK WORTHEN PAVILION PROJECT WAS COMPLETED UNDER BUDGET DURING PY22. STAFF RECOMMENDS APPROVAL.

6. PUBLIC HEARING AND CONSIDERATION OF THE PROGRAM YEAR 2023 (FISCAL YEAR 2024) ANNUAL ACTION PLAN (AAP) FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM.

BACKGROUND AND RECOMMENDATION: THE PROGRAM YEAR 2023 AAP OUTLINES PROPOSED PROJECTS TO BE FUNDED BY THE CITY'S CDBG PROGRAM TO ADDRESS IDENTIFIED NEEDS DURING PY2023 / FY2024. THIS IS THE FIFTH YEAR OF THE CITY'S 2019-2023 CONSOLIDATED PLAN. STAFF RECOMMENDS APPROVAL.

7. PUBLIC HEARING AND CONSIDERATION OF AN EASEMENT VACATION BY SUBDIVISION AMENDMENT FOR LOT 6 OF GREYSTONE ESTATES.

BACKGROUND AND RECOMMENDATION: GREYSTONE ESTATES WAS APPROVED BY THE CITY COUNCIL ON SEPTEMBER 18, 2002, AND RECORDED AT THE COUNTY RECORDER'S OFFICE ON OCTOBER 11, 2002 AS DOCUMENT NUMBER 785078. THE JOINT UTILITIES COMMISSION RECOMMENDED APPROVAL.

8. PUBLIC HEARING AND CONSIDERATION OF AN EASEMENT VACATION BY SUBDIVISION AMENDMENT FOR THE CROWN POINT AMENDED SUBDIVISION, PARTIAL AMENDMENT A FOR LOT 29, BY VACATING THE REAR RIGHT-OF-WAY EASEMENT AND A 20-FOOT PUBLIC UTILITY & DRAINAGE EASEMENT.

BACKGROUND AND RECOMMENDATION: CROWN POINT AMENDED WAS APPROVED BY THE CITY COUNCIL ON NOVEMBER 21, 1996 AND RECORDED AT THE COUNTY RECORDER'S OFFICE ON FEBRUARY 11 1997 BY DOCUMENT NUMBER 557117. THE JOINT UTILITIES COMMISSION RECOMMENDED APPROVAL.

9. CONSIDER APPROVAL OF A REQUEST TO WAIVE FEES FOR THE SPRING ROUND UP RODEO FOR SKY NINE RANCH, LLC TAKING PLACE AT THE DIXIE SUNBOWL ON MAY 19-20, 2023.

BACKGROUND AND RECOMMENDATION: THE SPRING ROUND UP RODEO IS A 2-DAY EVENT THAT IS HELD IN THE SPRING AND WINTER. FEES FOR THE USE OF THE SUNBOWL AND POLICE OFFICERS AS SECURITY FOR THIS EVENT HAVE BEEN WAIVED IN THE PAST. THE RODEO TAKES PLACE AT THE DIXIE SUNBOWL FROM 7:00 P.M.-10:00 P.M. ON MAY 19TH AND 20TH WITH APPROXIMATELY 300 SPECTATORS. THE REQUEST INCLUDES: 1) THE SUNBOWL FEES WAIVED FOR \$900; AND 2) TWO (2) POLICE OFFICERS TO BE PRESENT AND THE FEES WAIVED WOULD TOTAL \$1,600 IN SECURITY FEES. TOTAL FEES REQUESTED TO BE WAIVED: \$2,500. BOTH THE POLICE AND PARKS AND COMMUNITY SERVICES DEPARTMENTS QUESTION THE NEED TO WAIVE THE FEES. THIS EVENT DOES NOT REQUIRE A SPECIAL EVENT FEE DUE TO THE FACT THAT THE ARENA FACILITY IS DESIGNED FOR RODEOS WITH NO ADDITIONAL IMPACTS TO THE STREETS AND/OR NEIGHBORS. STAFF DOES NOT RECOMMEND THE WAIVING OF FEES FOR THIS EVENT AS IT APPEARS TO BE FOR-PROFIT.

10. CONSIDER APPROVAL OF AN ORDINANCE AMENDING TITLE 7, CHAPTER 4, SECTIONS 1, 3-5, 8, AND 12 OF THE ST. GEORGE CITY CODE TO ADD DEFINITIONS, TO ADD LICENSE REQUIREMENTS FOR A TREE PRUNER, TO AMEND THE DUTIES OF THE CITY FORESTER OR DESIGNEE, AND TO AMEND THE REMEDIES FOR ANY VIOLATION OF THIS CHAPTER.

BACKGROUND AND RECOMMENDATION: A WORK SESSION HELD WITH COUNCIL TO DISCUSS TREE TOPPING OF COMMERCIAL AND CITY OWNED TREES. THE CHANGES RECOMMENDED REFLECT THE WORK MEETING TOPICS AND CONVERSATIONS.

11. CONSIDER APPROVAL OF A RESOLUTION TO ADDRESS CEMETERY LOT, SITE, OR PARCEL HAVE HAS BEEN UNUSED FOR MORE THAN 60 YEARS AND PROVIDE NOTICE TO OWNER OR INTEREST HOLDER.

BACKGROUND AND RECOMMENDATION: THE LAST TIME THAT THE CITY WENT THROUGH THE PROCESS TO RECLAIM BURIAL PLOTS THAT HAD NOT BEEN USED IN OVER 60 YEARS WAS IN THE 1980S VIA QUIET TITLE ACTION. THE STATE LEGISLATURE ALLOWS A CITY TO BEGIN THE PROCESS BY ADOPTING THE ATTACHED RESOLUTION, POSTING IN ON THE PUBLIC NOTICE WEBSITE, AND THEN MAILING A COPY TO THE OWNER'S

ADDRESS, IF KNOWN. RECLAIMING UNUSED PLOTS WILL ALLOW STAFF TO DO AN ACCURATE INVENTORY TO DETERMINE WHICH PLOTS ARE TRULY ABANDONED AND WILL ALLOW FOR BETTER USAGE OF THE KNOWN VACANT CEMETERY PLOTS. THE COUNCIL COULD THEN GIVE FURTHER GUIDANCE REGARDING THE RECLAIMED PLOTS: RESELL, KEEP VACANT, ETC. STAFF RECOMMENDS APPROVAL OF THE RESOLUTION.

12. CONSIDER APPROVAL OF A RESOLUTION ACCEPTING AND ADOPTING THE PRELIMINARY FISCAL YEAR 2023-2024 BUDGET OF THE CITY OF ST. GEORGE AND TO SET THE DATES FOR THE REQUIRED PUBLIC HEARINGS.

BACKGROUND AND RECOMMENDATION: STATE LAW REQUIRES THE RECOMMENDED BUDGET TO BE PRESENTED TO THE MAYOR & CITY COUNCIL ON OR BEFORE THE FIRST REGULAR MEETING IN MAY OF EACH YEAR AND TO ADOPT THE FINAL BUDGET ON OR BEFORE JUNE 30TH OF EACH YEAR. STAFF RECOMMENDS APPROVAL OF THE RESOLUTION TO ACCEPT AND ADOPT THE PRELIMINARY FISCAL YEAR 2023-2024 BUDGET AND TO SET THE PUBLIC HEARING DATES FOR THE FINAL BUDGET AS JUNE 1 AND JUNE 15, 2023.

13. CONSIDER APPROVAL OF AN ORDINANCE AMENDING AN APPROVED PD-R (PLANNED DEVELOPMENT RESIDENTIAL) ON APPROXIMATELY 17.49 ACRES LOCATED SOUTH OF THE LAGOON PARKWAY AND PAINTED RIDGE PARKWAY INTERSECTION AT APPROXIMATELY 5560 SOUTH FOR THE PURPOSE OF ADDING A CENTRAL HOTEL BUILDING AND SIX VILLA HOTEL BUILDINGS AND EXTENDING THE RESORT AREA ONTO APPROXIMATELY 1.90 ACRES FOR A PROJECT TO BE KNOWN AS ATARA RESORT AT DESERT COLOR, WITH CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION. CASE NO. 2023-PDA-002

BACKGROUND AND RECOMMENDATION: THE PLANNING COMMISSION HELD A PUBLIC HEARING ON MARCH 28, 2023, AND RECEIVED COMMENTS FROM 12 INDIVIDUALS AND MANY EMAILS. THE PLANNING COMMISSION REQUESTED MORE DETAILS ON THE HEIGHT OF THE BUILDING AND CONTINUED THE ITEM TO THE NEXT PLANNING COMMISSION MEETING BUT CLOSED THE PUBLIC HEARING. ON APRIL 11, 2023, THE PLANNING COMMISSION HEARD FROM STAFF, THE ARCHITECT, AND THE APPLICANT REGARDING BUILDING HEIGHT AND SCREENING OF ROOFTOP MECHANICAL EQUIPMENT. THE PLANNING COMMISSION FORWARDED A

RECOMMENDATION FOR APPROVAL OF BOTH EXTENDING THE RESORT OVERLAY AND THE PD AMENDMENT WITH TWO SEPARATE 5-0 VOTES.

14. CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR ATARA AT DESERT COLOR, A PLAT CREATING SEVEN PADS AND SURROUNDING COMMON AREA ON 17.49 ACRES LOCATED SOUTH OF THE LAGOON PARKWAY AND PAINTED RIDGE PARKWAY INTERSECTION, ON THE EAST SIDE OF PAINED RIDGE PARKWAY, AT APPROXIMATELY 5560 SOUTH. CASE NUMBER 2023-PP-008

BACKGROUND AND RECOMMENDATION: THE PLANNING COMMISSION HELD A PUBLIC HEARING ON MARCH 28, 2023. THE PLANNING COMMISSION REQUESTED MORE DETAILS ON THE HEIGHT OF THE BUILDING (RELATED TO THE PD AMENDMENT AND NOT THE PLAT) AND CONTINUED THE ITEM TO THE NEXT PLANNING COMMISSION MEETING BUT CLOSED THE PUBLIC HEARING. ON APRIL 11, 2023, THE PLANNING COMMISSION HEARD FROM STAFF, THE ARCHITECT, AND THE APPLICANT REGARDING BUILDING HEIGHT AND SCREENING OF ROOFTOP MECHANICAL EQUIPMENT ALONG WITH EXTENDING THE RESORT OVERLAY AND THE PD AMENDMENT. THE PLANNING COMMISSION FORWARDED A RECOMMENDATION FOR APPROVAL BY TWO SEPARATE 5-0 VOTES.

15. CONSIDER APPROVAL OF AN ORDINANCE AMENDING AN APPROVED PD-C (PLANNED DEVELOPMENT COMMERCIAL) ON APPROXIMATELY 1.17 ACRES LOCATED AT 2939 EAST MALL DRIVE FOR THE PURPOSE OF ADDING A NEW 16,174 SQUARE FOOT PROFESSIONAL OFFICE BUILDING FOR A PROJECT TO BE KNOWN AS MALL DRIVE PROFESSIONAL OFFICE, WITH A CONDITION RECOMMENDED BY THE PLANNING COMMISSION. CASE NO. 2023-PDA-005

BACKGROUND AND RECOMMENDATION: THE PLANNING COMMISSION HELD A PUBLIC HEARING FOR THIS PD AMENDMENT ON APRIL 11, 2023 AND RECOMMENDED APPROVAL BY A 5-0 VOTE.

16. CONSIDER APPROVAL OF AN ORDINANCE AMENDING AN APPROVED PD-C (PLANNED DEVELOPMENT COMMERCIAL) ON APPROXIMATELY 3.52 ACRES LOCATED AT 1580 AND 1606 EAST GATEWAY DRIVE FOR THE PURPOSE OF ADDING TWO NEW BUILDINGS; CASCADE COLLISION AT 21,120 SQUARE FEET AND A TIRE STORE OF

7,529 SQUARE FEET FOR A PROJECT TO BE KNOWN AS CASCADE COLLISION AND TIRE STORE, WITH CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION. CASE NO. 2023-PDA-003

BACKGROUND AND RECOMMENDATION: IN 2018, THE TWIN LAKES PD-C (PLANNED DEVELOPMENT COMMERCIAL), ALSO KNOWN AS GATEWAY COMMONS, WAS ESTABLISHED BY CASE NO. 2018-ZC-014. THE PLANNED DEVELOPMENT WAS REFERRED TO AS GATEWAY COMMONS OR TWIN LAKES COMMERCIAL. AT THE MARCH 28, 2023 PLANNING COMMISSION MEETING, A PUBLIC HEARING WAS HELD FOR THIS ITEM FOLLOWING WHICH THE PLANNING COMMISSION FORWARDED A RECOMMENDATION OF APPROVAL BY A 4-1 VOTE.

17. AN ORDINANCE AMENDING AN APPROVED PD-C (PLANNED DEVELOPMENT COMMERCIAL) AND ADOPTING A DEVELOPMENT AGREEMENT ON APPROXIMATELY 4.17 ACRES LOCATED AT APPROXIMATELY 3425 SOUTH RIVER ROAD FOR THE PURPOSE OF REDESIGNING THE LAYOUT AND ELEVATIONS OF AN APPROVED BUT NOT YET DEVELOPED STORAGE RENTAL UNIT FACILITY FOR A PROJECT TO BE KNOWN AS STG STORAGE FACILITY, WITH CONDITIONS FROM PLANNING COMMISSION. CASE NO. 2022-PDA-052 AND 2023-DA-002

BACKGROUND AND RECOMMENDATION: IN 2018 (CASE NO. 2018-ZC-002), THE ZONING ON THIS PROPERTY WAS CHANGED FROM THE PD-R (PLANNED DEVELOPMENT RESIDENTIAL) DISTRICT TO PD-C (PLANNED DEVELOPMENT COMMERCIAL) DISTRICT FOR THE PURPOSE OF PUTTING IN A STORAGE UNIT RENTAL FACILITY. THE SITE WAS TO CONTAIN 263 SINGLE STORY STORAGE UNITS ALONG WITH A THREE-STORY CLIMATE-CONTROLLED BUILDING FOR ADDITIONAL STORAGE UNITS, OFFICE SPACE, AND LIVING SPACE FOR THE ON-SITE PROPERTY MANAGER. THIS PROJECT WAS APPROVED UNDER A SIX-MONTH TEMPORARY ORDINANCE (2017-09-004) FOR STORAGE UNITS; HOWEVER, THE PROJECT WAS NEVER DEVELOPED, AND THE LAND HAS SINCE CHANGED OWNERSHIP. THIS ITEM IS ACCOMPANIED WITH A DEVELOPMENT AGREEMENT (SEE CASE 2023-DA-002). THE DEVELOPMENT AGREEMENT ADDRESSES THE TOTAL NUMBER OF STORAGE RENTAL UNITS PERMITTED, DESIGN CONDITIONS, SCREENING CONDITIONS, PREVIOUS APPROVAL, AND THE DESIGN AND INSTALLATION OF ROADS. ON APRIL 11, 2023, THE PLANNING COMMISSION FORWARDED A RECOMMENDATION FOR APPROVAL OF THIS PLANNED DEVELOPMENT AMENDMENT, WITH CONDITIONS, BY A 5-0 VOTE.

18. CONSIDER APPROVAL OF AN ORDINANCE AMENDING THE ZONE FROM THE R-1-8 (SINGLE FAMILY RESIDENTIAL MINIMUM 8,000 SQ FT LOT SIZE) AND R-1-10 (SINGLE FAMILY RESIDENTIAL MINIMUM 10,000 SQ FT LOT SIZE) TO PD-R (PLANNED DEVELOPMENT RESIDENTIAL) ON APPROXIMATELY 14.99 ACRES LOCATED AT 1100 WEST CURLEY HOLLOW DRIVE TO ALLOW FOR A RESIDENTIAL TOWNHOME DEVELOPMENT. CASE NO 2023-ZC-001

BACKGROUND AND RECOMMENDATION: THE PROPOSED ROSEWOOD TOWNHOMES HAVE AN UNDERLYING GENERAL PLAN LAND USE DESIGNATION OF MDR (MEDIUM DENSITY RESIDENTIAL) WHICH ALLOWS FOR 4 TO 9 UNITS PER ACRE. THE PROPOSED DEVELOPMENT CONSIST OF 134 TOWNHOME UNITS WITH A DENSITY OF 8.93 UNITS PER ACRE. THE PLANNING COMMISSION ORIGINALLY REVIEWED THIS APPLICATION ON FEBRUARY 28, 2023. THERE WAS A PUBLIC HEARING AND COMMENTS FROM THE RESIDENTS WAS PROVIDED WITH CONCERNS REGARDING TRAFFIC. THE PLANNING COMMISSION EXPRESSED CONCERN FOR THE LANDSCAPING BETWEEN AND AROUND THE BUILDINGS AND THE ITEM WAS TABLED. THE PLANNING COMMISSION THEN REVIEWED THIS ITEM ON APRIL 11TH, 2023. AFTER REVIEW OF THE DETAILED LANDSCAPE PLAN SHOWING LANDSCAPING BETWEEN THE BUILDINGS, THE PLANNING COMMISSION FORWARDED A RECOMMENDATION FOR APPROVAL OF THE PROPOSED ROSEWOOD TOWNHOME PROJECT BY A 5-0 VOTE.

19. CONSIDER APPROVAL OF A HILLSIDE DEVELOPMENT PERMIT TO ALLOW FOR THE DISTURBANCE OF AREAS IN THE 20-30%, 30-40%, AND 40% AND ABOVE SLOPE AREAS IN ANTICIPATION OF THE CONSTRUCTION OF THE ROSEWOOD TOWNHOMES PROJECT.

BACKGROUND AND RECOMMENDATION: THIS IS A REQUEST TO OBTAIN A HILLSIDE DEVELOPMENT PERMIT FOR THE SUBJECT PROPERTY LOCATED AT 1100 WEST CURLY HOLLOW DRIVE. THE APPLICANTS ARE PROPOSING TO BUILD A NEW TOWNHOME DEVELOPMENT ON THE PROPERTY. THE SUBJECT PROPERTY IS IN THE HILLSIDE OVERLAY DISTRICT. SECTION 10-13A-7 OF THE ST. GEORGE CITY CODE REQUIRES THAT ALL MAJOR DEVELOPMENT (I.E., CUTS GREATER THAN 4', ETC.) ON SLOPES ABOVE 20% REQUIRES A 'HILLSIDE DEVELOPMENT PERMIT' GRANTED BY THE CITY COUNCIL UPON RECOMMENDATION FROM THE HILLSIDE REVIEW BOARD AND THE PLANNING COMMISSION.

20. CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR THE PROPOSED ROSEWOOD TOWNHOMES, A 134-UNIT TOWNHOME DEVELOPMENT ON 14.99 ACRES LOCATED AT 1100 WEST CURLEY HOLLOW DRIVE. CASE NO. 2023-PP-006.

BACKGROUND AND RECOMMENDATION: THIS IS PROPOSAL FOR A 134-UNIT TOWNHOME PROJECT WITH A PROPOSED DENSITY OF 8.93 UNITS PER ACRE. THE PRELIMINARY PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON APRIL 11TH 2023, FOLLOWING WHICH THE COMMISSION FORWARDED A RECOMMENDATION FOR APPROVAL BY A 5-0 VOTE.

21. CONSIDER APPROVAL OF AN ORDINANCE AMENDING THE CITY'S GENERAL PLAN LAND USE MAP FROM THE LDR (LOW DENSITY RESIDENTIAL) TO MDR (MEDIUM DENSITY RESIDENTIAL) ON APPROXIMATELY 4.51 ACRES LOCATED ON WEST CANYON VIEW DRIVE, WEST OF DIXIE DRIVE FOR A PROJECT TO BE KNOWN AS GV-5. CASE NO. 2022-GPA-011

BACKGROUND AND RECOMMENDATION: THIS GENERAL PLAN LAND USE MAP AMENDMENT IS FOR LAND GENERALLY LOCATED ON CANYON VIEW DRIVE, JUST WEST OF DIXIE DRIVE. THIS PROPERTY SITS JUST BELOW THE LAS PALMAS RESORT AREA. THE PLANNING COMMISSION HELD A PUBLIC HEARING ON THIS REQUEST ON APRIL 11, 2023 AND A MOTION TO FORWARD A POSITIVE RECOMMENDATION WAS MADE WITH A VOTE OF 3-2 IN FAVOR OF THE MOTION. BECAUSE THERE WERE NOT 4 VOTES IN FAVOR, THE MOTION FAILED AND THERE IS NO RECOMMENDATION FROM THE PLANNING COMMISSION FOR THE REQUESTED CHANGE TO THE GENERAL PLAN LAND USE MAP.

22. CONSIDER APPROVAL OF AN ORDINANCE AMENDING THE CITY'S GENERAL PLAN LAND USE MAP FROM RES (RESIDENTIAL) TO IND (INDUSTRIAL) ON 51.97 ACRES LOCATED TO THE AREA NORTH AND NORTHWEST OF EXIT 7 OF THE SOUTHERN PARKWAY FOR A PROJECT TO BE KNOWN AS THE DESERT CANYONS BUSINESS PARK. CASE NO. 2023-GPA-002

BACKGROUND AND RECOMMENDATION: THE APPLICANT IS REQUESTING TO MOVE A POD OF PD-R (PLANNED DEVELOPMENT RESIDENTIAL) FROM ITS CURRENT LOCATION NORTH AND NORTHWEST OF EXIT 7 OF THE SOUTHERN PARKWAY TO THE SOUTH SIDE OF SOUTHERN PARKWAY WHERE THERE IS EXISTING RESIDENTIAL DEVELOPMENT. IN PLACE OF THE RESIDENTIAL POD, THE APPLICANT IS REQUESTING TO CHANGE THE FUTURE LAND USE MAP TO IND (INDUSTRIAL) SO THE PROPERTIES CAN THEN BE POTENTIALLY REZONED TO THE M-1 (MANUFACTURING) ZONING DISTRICT TO ULTIMATELY BE DEVELOPED FOR THE DESERT CANYONS BUSINESS PARK.

23. CONSIDER APPROVAL OF AN ORDINANCE AMENDING THE CITY'S GENERAL PLAN LAND USE MAP FROM VLDR (VERY LOW DENSITY) TO LDR (LOW DENSITY RESIDENTIAL) ON APPROXIMATELY 74.098 ACRES LOCATED SOUTH OF THE TONAQUINT TERRACE SUBDIVISION FOR A PROJECT TO BE KNOWN AS TONAQUINT HEIGHTS SUBDIVISION PHASES 4-7. CASE NO. 2023-GPA-001

BACKGROUND AND RECOMMENDATION: THIS ITEM WAS BROUGHT BEFORE THE PLANNING COMMISSION ON APRIL 11TH, 2023. AT THE PUBLIC HEARING THERE WERE MANY RESIDENTS PROVIDING COMMENTS REGARDING THE CONVERSION OF OPEN SPACE TO RESIDENTIAL HOUSING. THE SUBMITTED APPLICATION WAS A REQUEST TO AMEND THE FUTURE LAND USE MAP FROM OS (OPEN SPACE) TO LDR (LOW DENSITY RESIDENTIAL). IN MAY OF 2006 THE FUTURE LAND USE MAP WAS CHANGED FROM OS (OPEN SPACE) TO VLDR (VERY LOW DENSITY RESIDENTIAL) WHICH WAS NEVER UPDATED ON THE CITY MAPS. THE MAPS HAVE SINCE BEEN UPDATED. THIS APPLICATION IS A REQUEST TO AMEND THE MAP FROM VLDR TO LDR. THERE ARE PROPERTIES ASSIGNED TO THE LDR DESIGNATION TO THE NORTH AND SOUTH OF THE SITE AND PROPERTIES ASSIGNED TO THE OS DESIGNATION TO THE WEST. THE PLANNING COMMISSION FORWARDED A RECOMMENDATION FOR APPROVAL TO THE CITY COUNCIL BY A 5-0 VOTE.

24. CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT TO UPDATE THE BUILDING FACADES AND ADD A 1,500 SQUARE FOOT DRIVE-THRU RESTAURANT TO THE SOUTHWEST CORNER OF THE PROPERTY LOCATED AT 160 NORTH BLUFF STREET. CASE NO. 2023-CUP-001

BACKGROUND AND RECOMMENDATION: THE APPLICANTS WOULD LIKE TO UPDATE THE BUILDING FACADES AND ADD A 1,500 SQUARE FOOT RESTAURANT WITH A DRIVE-THRU IN THE SOUTHWEST CORNER OF THE PARKING LOT OF THE EXISTING DEVELOPMENT LOCATED ON THE NORTHEAST CORNER OF THE ST. GEORGE BLVD AND BLUFF STREET INTERSECTION. THE DEVELOPMENT IS HOME TO HURST GENERAL STORE / ACE HARDWARE, MATTRESS STORE, ARTURO'S, AND THE DESERT RAT. IN 2018, AN 8,000 SQUARE FOOT BUILDING LOCATED ON THE SOUTHWEST CORNER OF THIS SHOPPING CENTER WAS RAZED AS PART OF THE BLUFF STREET EXPANSION PROJECT. ON APRIL 25, 2023, THE PLANNING COMMISSION HELD A PUBLIC HEARING ON THIS CASE AND FORWARDED A RECOMMENDATION FOR APPROVAL WITH CONDITIONS BY A 5-0 VOTE.

25. CONSIDER APPROVAL OF A HILLSIDE DEVELOPMENT PERMIT TO MITIGATE THE PLACEMENT OF A BLOCK WALL IN THE HILLSIDE DEVELOPMENT OVERLAY ZONE ON APPROXIMATELY .26 ACRES LOCATED AT 150 NORTH DONLEE DRIVE FOR A PROJECT TO BE KNOWN AS 150 NORTH DONLEE DRIVE, WITH CONDITIONS FROM PLANNING COMMISSION.

BACKGROUND AND RECOMMENDATION: THIS IS A REQUEST TO OBTAIN A HILLSIDE PERMIT FOR THE PROPERTY LOCATED AT 150 N. DONLEE DRIVE. THE APPLICANT HAS PUT IN A 10.5' TALL RETAINING WALL ALONG THEIR REAR RESIDENTIAL PROPERTY LINE, WHICH IS ALONG THE RIDGELINE ABOVE BLUFF STREET. THE RETAINING WALL WAS BUILT WITHOUT A HILLSIDE OR BUILDING PERMIT. THIS HILLSIDE DEVELOPMENT PERMIT WILL ADDRESS THE RIDGELINE SETBACK, THE STRUCTURAL STABILITY OF THE RETAINING WALL, AND THE HEIGHT OF THE RETAINING WALL. THE PLANNING COMMISSION HELD A PUBLIC HEARING ON THIS ITEM ON APRIL 25, 2023, AND WITH A 4-1 RECOMMENDED APPROVAL WITH CONDITIONS.

26. CONSIDER APPROVAL OF A HILLSIDE DEVELOPMENT PERMIT TO ALLOW DISTURBANCE OF AREAS IN THE 20-30%, 30-40% AND 40% AND ABOVE SLOPE AREAS IN ANTICIPATION OF THE CONSTRUCTION OF A NEW COMMERCIAL PROJECT.

BACKGROUND AND RECOMMENDATION: THIS IS A REQUEST TO OBTAIN A HILLSIDE PERMIT FOR THE PROPERTY LOCATED ON THE NORTHEAST CORNER OF AUTO MALL DRIVE AND BLACKRIDGE DRIVE. THIS ITEM WAS

PRESENTED AT THE MARCH 23, 2022 HILLSIDE BOARD MEETING AND THEN AGAIN ON THE MAY 25, 2022 HILLSIDE BOARD MEETING. A PUBLIC MEETING WAS HELD AT THE PLANNING COMMISSION ON JUNE 28, 2022 WHERE THE PLANNING COMMISSION, WITH A UNANIMOUS VOTE, RECOMMENDED APPROVAL.

27. Appointments to Boards and Commissions of the City.

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

29. 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?

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St. George, Ut 84770

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