



CITY COUNCIL MEETING AGENDA



THURSDAY, NOVEMBER 2, 2023
AGENDA

ATTACHMENTS

2023.11.02 AGENDA PACKET UPDATED



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 2, 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.

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2. Comments from the public.

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas about the City which the Council may choose to address. Comments pertaining to an agenda item that includes a public hearing or public input should be given as that item is being discussed during the meeting.

Up to ten (10) members of the public will be given a limit of two (2) minutes per person. The Council will not respond to comments or questions but will take the comments under consideration for possible discussion at another time. If there are more than 10 individuals wishing to provide public comment, speakers will be selected by random draw.

Rules for making comments:

1. You must be a resident of the City of St. George.
2. Public input shall not be allowed on any agenda item or pending land use application.
3. Comments should relate to City business.
4. Speakers shall be courteous and show respect. Comments shall not include obscene or profane language, nor contain attacks on any individual.

In order to provide an opportunity for a broader scope of residents to provide public comments, any person selected to provide comments at a meeting will not be able to provide public comments again for three (3) months (once per quarter); however, written comments may be submitted anytime to the City Recorder at 175 East 200 North, St. George, UT 84770 or publiccomments@sgcity.org.

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

3. Consent Calendar.

- A. CONSIDER APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH AUTOMATION N CONTROLS FOR WASTEWATER TREATMENT PLANT MAINTENANCE.

BACKGROUND AND RECOMMENDATION: THIS IS A YEARLY CONTRACT TO PERFORM MAINTENANCE ON THE SCADA AND CONTROLS WITHIN THE WASTEWATER PLANT. THE WORK PERFORMED WILL EXTEND AND UPDATE THE CONTROLS TO KEEP THINGS CURRENT. WE ARE CONSTANTLY MODIFYING THE WAY PROCESSES WORK AT THE PLANT IN RESPONSE TO CHANGING CONDITIONS. STAFF RECOMMENDS APPROVAL.

- B. CONSIDER APPROVAL OF A REIMBURSEMENT AGREEMENT WITH QUALITY EXCAVATION FOR A WATERLINE IN THE DESERT RESERVE.

BACKGROUND AND RECOMMENDATION: QUALITY EXCAVATION IS CONSTRUCTING THE DESERT RESERVE SUBDIVISION INCLUDING THE UTILITIES. OUR MASTER PLAN HAS A LINE IN THE ROADWAY BEING CONSTRUCTED. WE HAVE ASKED THEM TO INSTALL THE LINE TO SAVE COSTS OF CUTTING THE ROADWAY AND IMPACTING RESIDENTS IN THE FUTURE. STAFF RECOMMENDS APPROVAL.

- C. CONSIDER APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH BASELOAD POWER TO PROVIDE GE GENERATOR MAJOR ROTOR OUT INSPECTION AND BRUSH GENERATOR HOSE REPLACEMENT NOT TO EXCEED \$220,075.

BACKGROUND AND RECOMMENDATION: THIS IS A GENERATOR MAJOR ROTOR OUT INSPECTION FOR MILLCREEK GENERATION FACILITY WHICH HAS NOT BEEN PERFORMED ON MC-1 SINCE INSTALLATION. THIS ALSO INCLUDES THE 5-YEAR MAINTENANCE OF MC-2 CONSISTING OF A MINOR INSPECTION AND HYDRAULIC HOSE REPLACEMENTS. THIS IS A GENERATOR MAJOR ROTOR OUT INSPECTION FOR MILLCREEK GENERATION FACILITY WHICH HAS NOT BEEN PERFORMED ON MC-1 SINCE INSTALLATION. THIS ALSO INCLUDES THE 5-YEAR MAINTENANCE OF MC-2 CONSISTING OF A MINOR INSPECTION AND HYDRAULIC HOSE REPLACEMENTS. STAFF RECOMMENDS APPROVAL.

- D. CONSIDER APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH SISU ENERGY AND ENVIRONMENTAL, LLC TO PROVIDE CO CATALYSTS TURNKEY REPLACEMENT WITH GASKET RETENTION NOT TO EXCEED \$323,037.

BACKGROUND AND RECOMMENDATION: THIS IS FOR THE MC-2 CO CATALYSTS REPLACEMENT AND IMPROVED GASKET RETENTION SYSTEM. LIFE EXPECTANCY IS TYPICALLY 5 YEARS OR 20,000 HRS. WE CURRENTLY HAVE 21,227 HRS. ON THIS UNIT. THIS UNIT HAS BEEN IN SERVICE SINCE 2010. STAFF HAS MONITORED THE CONDITION OF THE CO CATALYSTS THROUGH INDIVIDUAL CELL SAMPLE TESTING. THE LAST TEST REPORTS DONE IN 2021 SHOW THE CATALYSTS AT 73% EFFICIENCY. AT THIS TIME, IT IS RECOMMENDED FOR REPLACEMENT IN ORDER TO MEET DEQ AND EPA CO OUTPUTS OF NO MORE THAN 6 PPM AS DEFINED IN OUR AIR EMISSIONS TITLE V OPERATING PERMIT. STAFF RECOMMENDS APPROVAL.

- E. CONSIDER APPROVAL OF AN AMENDMENT TO THE CONSTRUCTION MANAGEMENT /GENERAL CONTRACTOR (CMGC) CONTRACT WITH BIG-D CONSTRUCTION FOR THE PARKING STRUCTURE AT CITY HALL.

BACKGROUND AND RECOMMENDATION: ON SEPTEMBER 14, 2023 THE CITY COUNCIL APPROVED THE SITE WORK PORTION OF CONSTRUCTION FOR THE PARKING STRUCTURE AT CITY HALL. THIS IS A CONTINUATION OF THAT CONSTRUCTION AND INCLUDES ALL REMAINING ITEMS TO COMPLETE THE PARKING STRUCTURE. STAFF RECOMMENDS APPROVAL.

- F. CONSIDER APPROVAL OF AN AMENDMENT TO THE CONSTRUCTION MANAGEMENT /GENERAL CONTRACTOR (CMGC) CONTRACT WITH BIG-D CONSTRUCTION FOR THE CITY HALL FOOTINGS, FOUNDATION AND CONCRETE CONSTRUCTION PHASE

BACKGROUND AND RECOMMENDATION: ON SEPTEMBER 14, 2023 THE CITY COUNCIL APPROVED THE SITE WORK PORTION OF CONSTRUCTION FOR THE NEW CITY HALL. THIS IS A CONTINUATION OF THAT

CONSTRUCTION AND INCLUDES ALL CONCRETE (FOOTINGS, FOUNDATION AND FLATWORK) WORK ASSOCIATED WITH THIS PHASE OF CONSTRUCTION. STAFF RECOMMENDS APPROVAL.

G. CONSIDER RATIFICATION OF PERSONNEL ACTION.

BACKGROUND AND RECOMMENDATION: PROVIDED CONFIDENTIALLY. STAFF RECOMMENDS APPROVAL.

H. CONSIDER APPROVAL OF THE MINUTES FROM THE MEETINGS HELD ON AUGUST 17, 2023 (WORK); AUGUST 17, 2023 (REGULAR); AUGUST 24, 2023 (WORK); AUGUST 24, 2023 (REGULAR); SEPTEMBER 21, 2023 (REGULAR AMENDED); OCTOBER 5, 2023; OCTOBER 12, 2023 (WORK); OCTOBER 12, 2023 (REGULAR); OCTOBER 19, 2023, OCTOBER 26, 2023 (WORK) AND OCTOBER 26, 2023 (REGULAR).

4. CONSIDER APPROVAL OF ORDINANCE NO. 2023-032 AMENDING THE CITY GENERAL PLAN FUTURE LAND-USE MAP FROM LDR (LOW DENSITY RESIDENTIAL TO COM (COMMERCIAL) ON APPROXIMATELY 18.69 ACRES GENERALLY LOCATED ON THE NORTH SIDE OF RIVERSIDE DRIVE BETWEEN APPROXIMATELY 800 EAST AND 1050 EAST FOR A PROJECT TO BE KNOWN AS RIVERSIDE DR. PROPERTY. CASE NO. 2023-GPA-006

BACKGROUND AND RECOMMENDATION: THE CURRENT USE OF THIS PROPERTY IS AGRICULTURE, AND THE PROPERTY FRONTS RIVERSIDE DRIVE WHICH IS AN ARTERIAL ROAD. AT THEIR MEETING HELD ON OCTOBER 10, 2023, THE PLANNING COMMISSION HELD A PUBLIC HEARING AND RECOMMENDED APPROVAL.

5. CONSIDER APPROVAL OF ORDINANCE NO. 2023-033 TO AMEND THE CITY ZONING MAP BY AMENDING THE ZONE FROM R-2 (MULTIPLE FAMILY) TO PD-C (PLANNED DEVELOPMENT COMMERCIAL) ON APPROXIMATELY 2.20 ACRES GENERALLY LOCATED AT 85 S. 400 EAST STREET FOR THE PURPOSE OF BUILDING FIRE STATION 1 ON THIS PROPERTY. CASE NO. 2023-ZC-016

BACKGROUND AND RECOMMENDATION: THIS IS A REQUEST FOR A ZONE CHANGE IN ANTICIPATION OF A FUTURE FIRE STATION TO BE BUILT AT THIS LOCATION. AT THEIR MEETING HELD ON OCTOBER 24, 2023, THE PLANNING COMMISSION HELD A PUBLIC HEARING AND RECOMMENDED APPROVAL WITH CONDITIONS.

6. CONSIDER APPROVAL OF ORDINANCE 2023-034 AMENDING THE CITY ZONING MAP FROM RE-20 (RESIDENTIAL ESTATES, 20,000 SQ FT MINIMUM LOT SIZE) TO A-1 (AGRICULTURAL) ON APPROXIMATELY 2.48 ACRES GENERALLY LOCATED AT APPROXIMATELY 2650 EAST SEEGMILLER DRIVE FOR THE PURPOSE OF CREATING CONSISTENT ZONING ON THIS SPLIT-ZONED PARCEL. CASE NO. 2023-ZC-013

BACKGROUND AND RECOMMENDATION: IN ORDER TO REMOVE THE SPLIT ZONING ON THE PROPERTY, THE APPLICANT SUBMITTED AN APPLICATION TO CHANGE THE ZONING ON A PORTION OF THE PROPERTY FROM RE-20 (RESIDENTIAL ESTATES, 20,000 SQ FT MINIMUM LOT SIZE) TO A-1 (AGRICULTURE 1-ACRE MINIMUM LOT SIZE). THE PLANNING COMMISSION HELD A PUBLIC HEARING ON THE REQUEST AND RECOMMENDED APPROVAL.

7. CONSIDER APPROVAL OF ORDINANCE 2023-035 AMENDING AN APPROVED PD-R (PLANNED DEVELOPMENT RESIDENTIAL) ON APPROXIMATELY 43 ACRES, LOCATED WEST OF DIXIE DRIVE AND SOUTH OF GAP CANYON PARKWAY FOR THE PURPOSE OF AMENDING THE APPROVED AMENITIES FOR THE TUSCAN HILLS EAST SIDE DEVELOPMENT FOR A PROJECT TO BE KNOWN AS TUSCAN HILLS. CASE NO. 2023-PDA-020.

BACKGROUND AND RECOMMENDATION: THE TUSCAN HILLS DEVELOPMENT WAS ORIGINALLY APPROVED IN JULY OF 2004 WITH ORDINANCE 2004-07-001. THE DEVELOPMENT WAS APPROVED FOR A MIX OF SINGLE FAMILY RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL UNITS FOR A TOTAL UNIT COUNT OF 392. THERE ARE TWO PARTS TO THE TUSCAN HILLS DEVELOPMENT, THE EAST SIDE DEVELOPMENT, AND THE WEST SIDE DEVELOPMENT, EACH SIDE WILL HAVE ITS OWN SEPARATE HOA'S. THE DEVELOPMENT ON THE EAST SIDE HAS 199 TOTAL HOMES/UNITS AND HAS REACHED THE POINT WHERE NO MORE LOTS/UNITS CAN BE BUILT UNTIL THE AMENITIES FOR THE CURRENT HOMES HAVE BEEN INSTALLED. THE PLANNING COMMISSION HELD A PUBLIC MEETING ON OCTOBER 10, 2023, AND RECOMMENDED APPROVAL.

8. CONSIDER APPROVAL OF A PRELIMINARY PLAT FOR THE TRILOGY SUBDIVISION, A 3-LOT, SINGLE-FAMILY DEVELOPMENT LOCATED ON THE NORTHWEST CORNER OF 3670 SOUTH AND LITTLE VALLEY ROAD. CASE NO. 2023-PP-037

BACKGROUND AND RECOMMENDATION: APPLICANT IS PROPOSING TO DIVIDE THE PROPERTY INTO THREE SINGLE FAMILY LOTS. THE PLANNING COMMISSION HELD A PUBLIC MEETING ON OCTOBER 24, 2023, AS PART OF THE PRELIMINARY PLAT APPLICATION PROCESS AND RECOMMENDED APPROVAL.

9. CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR DESERT CANYONS BUSINESS PARK PHASE 1 AMD SUBDIVISION, A 23-LOT BUSINESS PARK DEVELOPMENT LOCATED SOUTH OF AIRPORT PARKWAY AND NORTHWEST OF THE SOUTHERN PARKWAY. CASE NO. 2023-PP-038

BACKGROUND AND RECOMMENDATION: APPLICANT IS PROPOSING TO DIVIDE THE PROPERTY INTO TWELVE BUSINESS PARK LOTS. THE PLANNING COMMISSION HELD A PUBLIC MEETING ON OCTOBER 24, 2023, AND RECOMMENDED APPROVAL.

10. CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR VENTURE PARK, A 2-LOT DEVELOPMENT LOCATED IN FORT PIERCE AT 1304 EAST VENTURE DR. CASE NO. 2023-PP-039.

BACKGROUND AND RECOMMENDATION: APPLICANT IS PROPOSING TO DIVIDE THE PROPERTY INTO TWO LOTS. THE PLANNING COMMISSION HELD A PUBLIC MEETING ON OCTOBER 24, 2023, AND RECOMMENDED APPROVAL.

11. APPOINTMENTS.

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

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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.




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Annette Hansen, Deputy City Recorder

Date


REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office, 627-4674, at least 24 hours in advance if you have special needs.

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