

**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, February 1, 2024, 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. 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:

- You must be a resident of the City of St. George.
- Public input shall not be allowed on any agenda item or pending land use application.
- Comments should relate to City business.
- 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](mailto: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 request to waive fees for the St. George Kiwanis**

**Club Easter Egg Hunt on Saturday, March 30, 2024 at Vernon Worthen Park.**

BACKGROUND and RECOMMENDATION: The St George Kiwanis Club has held an Easter Egg Hunt at Vernon Worthen Park since approximately 1958. It is held the Saturday before Easter and will take place on March 30, 2024. There is no charge for children to attend and participate. The request is as follows: 1)Waive the Special Event Application fee (\$150); and 2)Park reservation fee waived (\$400). Staff recommends approval.

**b. Consider approval of an Independent Contractor Agreement with Amusement Restoration Companies (ARC) for the City Pool Hydro Tube Slide Resurfacing.**

BACKGROUND and RECOMMENDATION: Each year after the swim season is complete, city staff conducts an inspection of the hydro tube at the City Pool to determine the safety and status of the slide. Upon completion of last year's inspection, staff recommended a complete slide resurfacing to maintain the safety and longevity of the slide. Staff recommends approval.

**c. Consider approval of a Planning Principal Forgiveness Agreement for Lead Service Line Inventory with the Drinking Water State Revolving Fund.**

BACKGROUND and RECOMMENDATION: The EPA is requiring all municipalities to conduct an inventory of all water service lines throughout the distribution system to determine if any of the service lines are made of lead material. The Water Services Department has applied for and has been granted a Principal Forgiveness loan/grant to assist in our efforts of conducting the inventory. Staff recommends approval.

**d. Consider approval of a Deferred Sewer Connection Cost Agreement with various residents in the area of 750 North 2450 East.**

BACKGROUND and RECOMMENDATION: There are a few areas within the City that are not currently connected to the sewer collection system but are on individual septic systems. These areas are generally areas that were originally within unincorporated areas of the county, that have since annexed into the City. The City ordinances require that when an individual septic system fails, the property owner must connect to the City sewer collection system if the collection system is within 300 feet of the property. Each year, the Water Services Department budgets some monies to assist residents extend the City sewer collection system to their property if their septic system fails and they are further than 300 feet from the nearest sewer line. Staff recommends approval.

**e. Consider approval to enter into an Agreement to Purchase Real Property with St. George 730, LLC.**

BACKGROUND and RECOMMENDATION: The Water Services Department desires to purchase lot 106 in the Cecita Crest Subdivision. The lot was appraised at \$300,000. Staff recommends approval.

**f. Consider approval of the minutes from the meetings held on January 2, 2024; January 4, 2024; January 11, 2024; January 18, 2024; January 23,**

**2024; and January 25, 2024.**

**4. Public hearing and consideration of Resolution No. 2024-006R 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 that occur during the fiscal year. Staff recommends taking public comment and approval of the resolution.

**5. Consider approval to update the utility billing policy number 10.87.**

**BACKGROUND and RECOMMENDATION:** Update the Billing Policy 10.87 regarding Delinquent Accounts, Deposit language, and schedule attachment A to point to the City's Master Fee Schedule. Utility Billing Policy 10.87 stipulates that an unpaid bill may become delinquent after a two-month period, at which point the shutoff process is initiated. A proposed amendment aims to streamline the shutoff notification process by reducing it to after one month. The first overdue bill triggers a Shutoff Status Notice, alerting the customer to the impending consequences. Should the bill remain unpaid, a subsequent Shutoff Notice is issued, specifying the date of service disconnection if the outstanding balance is not settled promptly. This modification seeks to enhance efficiency in communication and ensure timely resolution of outstanding payments. Staff recommends approval.

**6. Consider approval of Ordinance No. 2024-007 changing the general plan future land-use map from LDR (Low Density Residential) to COM (Commercial) on approximately 3.18 acres located at 1650 Snow Canyon Parkway for a project to be known as Snow Canyon Parkway. Case No. 2024-GPA-001**

**BACKGROUND and RECOMMENDATION:** The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). This application is to change the General Plan from LDR (Low Density Residential) to COM (Commercial) to develop the property with the Commercial designation. The applicant is not sure at this time what exactly they are wanting to do on the property. The piece of property is a challenging piece with a drainage channel and a good amount of slope to the property. The applicant has mentioned possibly professional office or medical buildings. At their meeting on January 9, 2024, the Planning Commission held a public meeting and recommended approval with no conditions with a vote of 6-1.

**7. Consider approval of Ordinance No. 2024-008 amending the city general plan future land-use map from LDR (low density residential) to COM (commercial) on approximately 1.22 acres located on the northwest corner of Sugar Leo Drive and Pioneer Road for a project to be known as the Manning Property for Dixie Power. Case No. 2024-GPA-002**

**BACKGROUND and RECOMMENDATION:** This General Plan amendment is for land located on the northwest corner of Sugar Leo Road and Pioneer Road. The property is lot 58 of the Bloomington Ranches Subdivision Phase 1, which was recorded in 1968 prior to Bloomington's annexation in 1982. The Planning Commission held a public hearing on January 9, 2024 and recommended approval of the application with a 7-0 vote.

8. **Consider approval of the preliminary plat for Red Industrial, a 4-lot subdivision located in Fort Pierce at 1630 East Commerce Drive. Case No. 2023-PP-041**

BACKGROUND and RECOMMENDATION: This item was presented to the Planning Commission at a public meeting on November 14, 2023, where the applicant presented a three-lot subdivision. However, the applicant requested to pull that proposal before it was presented to the City Council in order to make modifications to the preliminary plat. On January 23, 2024, the applicant returned to the Planning Commission, this time a four-lot subdivision was presented; at that public meeting the Planning Commission recommended approval.

9. **Consider approval of the preliminary plat for Tuscan Hills Phase 5, a 32-lot subdivision located west of Dixie Drive and south of Gap Canyon Parkway. Case No. 2023-PP-046**

BACKGROUND and RECOMMENDATION: This is the proposed phase 5 of the Tuscan Hills development which also includes the amenity area and amenities for Tuscan Hills development. The Planning Commission held a public meeting on November 28, 2023, and recommended approval to the City Council.

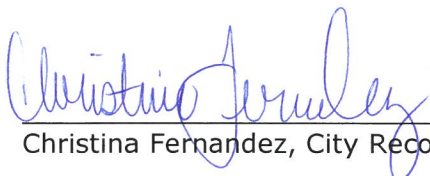
10. **Consider Ordinance No. 2024-009 amending Title 10-10-1, Airport Vicinity Zones, of the St. George City Code, to add Airport Lounge as a permitted use in the ASBP (Airport Supporting Business Park) zone. Case No. 2024-ZRA-003**

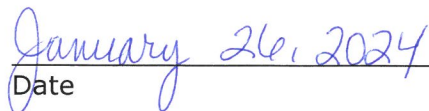
BACKGROUND and RECOMMENDATION: For many years, the only airport in the State of Utah that has allowed airport lounges is the Salt Lake City International Airport. However, in 2023, the state code was updated. The Utah State Alcoholic Beverage Services Commission now can issue three domestic airport lounge licenses within the State of Utah (Title 32B-6-503). On January 23, 2024, the Planning Commission held a public hearing on this item and recommended approval.

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.