

**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, March 7, 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. Appointment of the Community Development Director.**

4. **Consent Calendar.**

a. **Consider approval to award bid to Interstate Rock for the Pioneer Park Interpretive Trail.**

BACKGROUND and RECOMMENDATION: This bid is to construct an 8' wide concrete trail from the west parking lot in Pioneer Park then east to the Red Hills Desert Garden parking lot. The approximate length of the trail is a half mile. The bid also includes the installation of shade structures, creating a plaza area adjacent to the west parking lot, and a bridge over the detention basin spillway. The trail will provide spectacular views of the city as well as provide a safer route for pedestrians from the overflow parking area next to the detention basin to the Red Hills Desert Garden. Interpretive signs depicting the history of the area will be installed along the trail, but these signs are not part of this bid. Staff recommends approval.

b. **Consider approval of purchasing playground equipment via a state cooperative contract with Great Western Recreation for Royal Oaks Park.**

BACKGROUND and RECOMMENDATION: This purchase is to replace the existing playground at Royal Oaks Park. The existing playground equipment was installed in 1999, which was almost 25 years ago. The typical lifespan of a playground is 10 years, but with proper maintenance can last 15-20 years. Because the playground is older, it is difficult to find replacement parts as the playground manufacturer has stopped making many of the replacement parts. Without being able to make the proper repairs the playground is becoming a safety hazard. The replacement playground will utilize the same footprint as the existing playground. The surfacing will be changed to artificial turf which will make the playground more ADA accessible. Staff recommends approval.

c. **Consider approval to enter into an Encroachment and Landscape Maintenance Agreement with The Regency at Desert Color Community Association, Inc, Toll Southwest LLC, Desert Color Community Master Association, Inc, and Desert Color St. George LLC for installation and maintenance of landscape areas within the public right-of-way.**

BACKGROUND and RECOMMENDATION: Regency is a community in Desert Color that would like to take responsibility for the landscape installation and maintenance within the development including public streets. Staff recommends approval.

d. **Consider approval of a development and reimbursement agreement between Property Reserve, Inc., Suburban Land Reserve, Inc, and the City of St. George.**

BACKGROUND and RECOMMENDATION: This agreement covers the design, installation, ROW acquisition, reimbursement and payments for a storm drain along 3000 East and Merrill Road and roadway improvements along Merrill Road. Staff recommends approval.

e. **Consider approval of a reimbursement agreement with the Washington County Flood Control Authority for the purchase of property to restore the Ft. Pierce Wash at Quarry Ridge Drive.**

BACKGROUND and RECOMMENDATION: This project will restore the floodplain along the Ft. Pierce Wash near Quarry Ridge Drive to prevent future flooding in the area. Staff recommends approval.

- f. **Consider approval of a reimbursement agreement with the Washington County Flood Control Authority for the Sunbrook Golf Course Emergency Maintenance Project.**

BACKGROUND and RECOMMENDATION: This agreement reimburses costs associated with restoration and repairs along the Santa Clara River in the vicinity of Sunbrook Golf Course. The Washington County Flood Control Authority has reviewed and approved the agreement. Costs associated with this project include engineering services, environmental permitting, and construction costs in the amount of \$200,000. Staff recommends approval.

- g. **Consider approval of a reimbursement agreement with the Washington County Flood Control Authority for the Southgate Golf Course Emergency Maintenance Project.**

BACKGROUND and RECOMMENDATION: This agreement reimburses costs associated with restoration and repairs along the Santa Clara River in the vicinity of Southgate Golf Course. The Washington County Flood Control Authority has reviewed and approved the agreement. Costs associated with this project include engineering services, environmental permitting, and construction costs in the amount of \$200,000. Staff recommends approval.

- h. **Consider approval of a reimbursement agreement with the Washington County Flood Control Authority for the purchase of property to construct the Merrill Road Storm Drain Extension Project.**

BACKGROUND and RECOMMENDATION: This agreement reimburses costs associated with constructing a storm drain from Washington City through St. George along Merrill Road terminating at 3000 East. The Washington County Flood Control Authority has reviewed and approved the agreement. Staff recommends approval.

- i. **Consider approval of a fee waiver for the Utah League of Cities and Towns BBQ event held on Thursday, April 18, 2024 at Vernon Worthen Park.**

BACKGROUND and RECOMMENDATION: The City of the St. George is a member of the Utah League of Cities and Towns and is the host city for this annual midyear conference. In the past, the City has waived fees (special event fee and park rental fee) for this BBQ which has taken place at Crosby, Town Square, and Vernon Worthen Parks. Staff recommends waiving the 1) Park reservation fee of \$400 and 2) the Special Event Permit fee of \$150.

- j. **Consider approval of an Amendment to the UDOT Federal Aid Agreement for the Foremaster Drive Culvert Replacement Project.**

BACKGROUND and RECOMMENDATION: A UDOT Federal Aid Agreement was approved and signed 11/30/2020 for the repair and replacement of the

Foremaster Dr culverts which were damaged during the August 2020 storm event. Since that time, various analyses and options were studied in order to accommodate the repair of the culverts. It was apparent that the ultimate fix to the infrastructure would be more extensive and costly to repair. The original agreement included UDOT's contribution to the project in the amount of \$1,838,496 with a City match of \$133,504 (total \$1,972,000). This amendment to the agreement adds the necessary additional funds required for the project to be bid by UDOT and continue into construction. The additional City obligation for the project is \$2,200,887 (total City obligation \$2,334,391). The current project total estimate (combined UDOT and City amounts) is \$4,172,887.

- k. Consider approval of minutes from the meetings held on February 1, 2024; February 8, 2024; February 15, 2024 (Work Meeting); February 15, 2024 (Regular Meeting); February 29, 2024; and February 29, 2024 (joint meeting with Planning Commission).**

- 5. Public hearing and consideration of Ordinance No. 2024-010 vacating a portion of a roadway located between Lots 11 & 30 of Woodhaven Estates Subdivision and Crimson Cliffs Way.**

BACKGROUND and RECOMMENDATION: This item is a clean up item from a road dedication in 2018. At the time, the City purchased property from private owners for a new roadway. With the dedication of the new roadway (Crimson Cliffs Way), a portion of the purchased property (approx. 22 feet wide) was inadvertently included in the road dedication. This portion of property needs to be vacated. Staff recommends approval.

- 6. Public hearing and consideration of Ordinance No. 2024-011 to vacate a portion of a public utility easement evidenced by Entry No. 855330, The Cliffs of Snow Canyon Plat 'D', and also by Entry No. 941253, The Cliffs of Snow Canyon Plat 'F', both according to the official plat(s) thereof on file in the Washington County Recorder's Office, located in St. George, Washington County, Utah.**

BACKGROUND and RECOMMENDATION: The final subdivision plats were approved by City Council - 1) The Cliffs of Snow Canyon Plat 'D' on the 20th day of November, 2003 and recorded on the 9th day of December, 2003 - 2) The Cliffs of Snow Canyon Plat 'F' on the 3rd day of March, 2005 and recorded on the 27th day of April, 2005. The Joint Utility Commission recommended approval.

- 7. Consider adoption of Resolution No. 2023-007R of the City Council of the City of St. George, Utah authorizing the issuance and sale of not more than \$29,000,000 aggregate principal amount of General Obligation Bonds; and related matters.**

BACKGROUND and RECOMMENDATION: On November 21, 2023 voters approved the City of St. George Special Bond election authorizing the issuance of \$29 million in General Obligation bond issuance to finance all or a portion of the costs of acquiring, constructing, and improving trails, parks and recreation facilities and amenities throughout the City for the purpose of connecting communities and revitalizing existing facilities (the "Series 2024 Project") and to pay expenses reasonably incurred in connection with the authorization and issuance of the Series 2024 Bonds. The bonds are to be due and payable in not to exceed 25 years from the date of the

issuance of the bonds. Staff proposes to issue this debt in two separate tranches. The first tranche is proposed to be issued this year with the goal of securing \$15,250,000 in proceeds to move forward with the first set of projects. The second tranche for the remaining authorized balance is planned to be issued in 2027. Tonight's item is to consider adoption of a resolution authorizing the issuance and sale of not more than \$29,000,000 aggregate principal amount of General Obligation Bonds and related matters. Staff recommends approval.

**8. Consider approval of a hillside development permit for Rimrock Wash Trail, generally located along 1450 East between 700 South and 900 South. Case No 2024-HS-002**

BACKGROUND and RECOMMENDATION: The Hillside Review Board (HRB) held a public meeting on site to review the proposed Hillside Development Permit on January 24, 2024. The HRB forwarded a positive recommendation with conditions to the Planning Commission. On February 13, 2024, the Planning Commission held a public meeting and voted 7-0 to forward a positive recommendation with conditions.

**9. Consider approval of Ordinance No. 2024-012 amending an approved PD-C (Planned Development Commercial) on approximately 0.75 acres, located generally southeast of Pioneer Road on the existing private road, south of the existing office building and west of the I-15 exit 2 south-bound off ramp for the purpose of building a Del Taco restaurant. Case No. 2024-PDA-002**

BACKGROUND and RECOMMENDATION: This location falls in Area 2.1 of the Atkinville Interchange Area Master Plan which was adopted in November of 2006. The application was reviewed by staff and then the Planning Commission who held a public hearing on the request on January 23, 2024. The Planning Commission recommended approval of the application with a unanimous 5-0 vote.

**10. Consider approval of a preliminary plat for the Del Taco Preliminary Plat, a single lot, commercial plat located generally southeast of Pioneer Road on the existing private road, south of the existing office building and west of the I-15 exit 2 south-bound off ramp. Case No 2024-PP-001**

BACKGROUND and RECOMMENDATION: On January 23, 2024, the Planning Commission held a public meeting to review the proposed single lot, commercial subdivision. They voted 5-0 to forward a positive recommendation to the City Council in favor of the preliminary plat as presented with no conditions.

**11. Consider approval of Ordinance No. 2024-013 amending an approved PD-R (Planned Development Residential) on approximately 5.92 acres, located at approximately 2000 South Mesa Palms Way for the purpose of building 51 townhome units. Case No. 2024-PDA-024**

BACKGROUND and RECOMMENDATION: The White Sage Terrace proposal was originally approved as Mesa Palms Ph.5. The project was approved for 23-patio home units. In November of 2009 the General Plan was changed to MDR (Medium Density Residential) which allows for up to 9 units per acre. In January 2014 the City Council heard and approved an amendment to Mesa Palms Ph.5. The amendment was to change the product type from patio homes to townhomes and increased the number of units from 23 units to 53 units. This new proposal is for 51 townhome units on 5.925 acres for a density of 8.60 units per acre. The Planning Commission



held a public hearing on January 23, 2024 and recommended approval to the City Council.

**12. Consider approval of the preliminary plat for White Sage Terrace, a 51-lot townhome development located at approximately 2000 South Mesa Palms Way. Case No 2023-PP-062**

BACKGROUND and RECOMMENDATION: The White Sage Terrace proposal was originally approved as Mesa Palms Ph.5. The project was approved for 23-patio home units. In November of 2009 the General Plan was changed to MDR (Medium Density Residential) which allows for up to 9 units per acre. In January 2014 the City Council heard and approved an amendment to Mesa Palms Ph.5. The amendment was to change the product type from patio homes to townhomes and increased the number of units from 23 units to 53 units. This new proposal is for 51 townhome units on 5.925 acres for a density of 8.60 units per acre. The Planning Commission held a public meeting on January 23rd, 2024 and recommended approval.

**13. Consider approval of Ordinance No. 2024-014 amending an approved PD-C (Planned Development Commercial) on approximately 18 acres, located along River Road and George Washington Boulevard for the purpose of creating a master signage plan for the River Crossing Development. Case No. 2024-PDA-003**

BACKGROUND and RECOMMENDATION: This application proposes a master signage plan for the River Crossing development. In 2016, The Boulder Creek Commons Planned Development was established with a general layout of the property, and a use list (2015-ZC-035). Then in 2021, the name of this development was changed to River Crossing and a conceptual site plan was approved for phase one (2021-ZCA-081). Phase two followed in 2022 (2022-ZC-038). The original Boulder Creek Commons approval for the master sign plan (2016-ZCA-018) was May 5, 2016. At that meeting the City Council approved a master signage plan for both the east and west side of River Road. This is a new master sign proposal. The Planning Commission held a public hearing on February 13, 2024 and recommended approval.

**14. Consider approval of Ordinance No. 2024-015 amending an approved PD-C (Planned Development Commercial) on approximately 1.92 acres, located along Pioneer Road and north of Sun River Parkway for the purpose of building a Les Schwab Tire Center. Case No. 2024-PDA-001**

BACKGROUND and RECOMMENDATION: This lot is a part of the Sun River Commons area. This location falls in Area 2.1 of the Atkinville Interchange Area Master Plan. The applicant is proposing a new Les Schwab Tire Center at this location. The planned tire center will be a 12,476 square foot Les Schwab and a 2,880 enclosed truck maintenance area which is an approved use for this PD-C (Area 2.1 allows uses from C-2 zoning in the city code). The Planning Commission held a public hearing and recommended approval to the City Council.

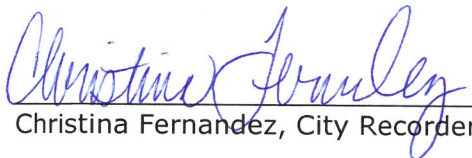
**15. Consider approval of Ordinance No. 2024-016 amending Title 10-23, Landscape Standards, and 10-17A-16, Golf Course – Specific Standards, of the city code to add additional provisions for the purpose of improving the water conservation efforts in the City of St. George. Case No. 2024-ZRA-004**

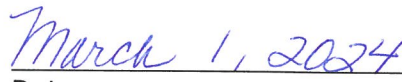
BACKGROUND and RECOMMENDATION: Since 2021, Washington County Water conservancy District along with the surrounding communities, including St. George, have been discussing what can be done to conserve water in Washington County. This led to the approval of the water conservation amendments to Title 8 and 10 in the summer of 2022. These amendments were drafted to be in compliance with a model ordinance presented by the Washington County Water conservancy District. Since the approval of the amendments, city staff has recognized the need to update our code to make some additional changes to aid in the water conservation efforts. The proposed amendment addresses water conservation as it relates to landscaping and golf courses. A public hearing was held at the Planning Commission meeting held on February 13, 2024.

16. **Consider approval of Ordinance No. 2024-017 amending Title 9-3-C, Endangered Species Act Impact Fees, of the St. George City Code, to update the provisions as requested by Washington County who administers the Habitat Conservation Plan which is in place to protect the Mojave Desert Tortoise Habitat. Case No. 2024-ZRA-005**

BACKGROUND and RECOMMENDATION: In 1990, US Fish and Wildlife Service listed the Mojave Desert tortoise as threatened under the Endangered Species Act. Then in 1995, the Habitat Conservation Plan (HCP) was established in Washington County to help preserve the Mojave Desert tortoise. Washington County administers the HCP, and recently they approached all municipalities within the county and requested each municipality to update their code to match their model code. Staff recommends approval.

17. **Appointments to Boards and Commissions of the City.**
18. **Reports from Mayor, Councilmembers, and City Manager.**
19. **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.