

**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, July 18, 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. Consent Calendar.**

**a. Consider approval to award a bid to Peak Asphalt for the chip seal oil supply.**

BACKGROUND and RECOMMENDATION: This award is for 1,550 tons of chip seal oil for FY 25. This was a formal bid and two (2) bids were received. The price per ton increased by 4% from last year. Staff recommends awarding the bid to Peak Asphalt in the amount of \$894,350.

**b. Consider approval to award a bid to Interstate Rock Products for Chip Seal Aggregate.**

BACKGROUND and RECOMMENDATION: This was a formal bid and one (1) bid was received. The unit cost increased by 4.0% over last year's bid. The bid includes 9,000 ton of chip seal aggregate at \$39.80/ton. Staff recommends awarding the bid to Interstate Rock Products in the amount of \$358,200.

**c. Consider approval to award a bid to Western Rock Corporation to complete the Various Roadway Repair Project Ph 2.**

BACKGROUND and RECOMMENDATION: This project was advertised for competitive bidding and two (2) bids were received. Staff recommends awarding the bid to Western Rock Corporation in the amount of \$2,788,967.

**d. Consider approval to award a bid to Caliber Contractor LLC, for the construction of the Tonaquint Cemetery Expansion project.**

BACKGROUND and RECOMMENDATION: The design for the cemetery expansion was funded last year. Park Planning has worked with consultants to design an expansion that effectively uses the space remaining, while implementing an enjoyable user experience, with new areas that tie into the existing cemetery design. The expansion includes room for uprights, walking paths, plazas for columbarium structures, and an infant section. Staff recommends awarding the bid to Caliber Contractor LLC in the amount of \$2,020,732.50.

- e. **Consider approval of a change order to add bidding and construction administration to Sunrise Engineering's scope of work for the Tonaquint Cemetery Expansion.**

**BACKGROUND and RECOMMENDATION:** This expansion will serve the Tonaquint Cemetery and allow its continued use for the next few years. Sunrise is the engineering consultant for the design of the Tonaquint Cemetery Expansion project. Staff recommends approval of the change order in the amount of \$32,400.

- f. **Consider approval for the purchase of a closed SCADA serial network.**

**BACKGROUND and RECOMMENDATION:** The Supervisory Control and Data Acquisition (SCADA) serial communication system allows us to remotely operate and collect information on the City's electric system. Staff recommends approval to purchase the network in the amount of \$123,990.29.

- g. **Consider approval to purchase Self Contained Breathing Apparatus (SCBA) and related equipment from LN Curtis utilizing the National Purchasing Contract/sole source.**

**BACKGROUND and RECOMMENDATION:** This purchase is part of the Fire Department's ongoing effort for replacement of Self Contained Breathing Apparatus (SCBA) to replace older existing units that have become obsolete along with the Honeywell brand SCBA that have been discontinued. Staff recommends approval to purchase the equipment in the amount of \$175,737.30.

- h. **Consider approval to authorize the Mayor to sign the First Amendment to Services Agreement and Intermountain Contract #11294 for SGPD personnel in St. George Regional Hospital.**

**BACKGROUND and RECOMMENDATION:** The City has stationed SGPD officers in the St. George Regional Hospital emergency room since 2019. The original agreement expired June 2024 and so this amendment is necessary. Intermountain Health will reimburse the City 85% of the average officer's wage and benefits. This arrangement has been successful for both SGPD and Intermountain Health.

- i. **Consider approval to have a bar service during the St. George Art Museum Gala taking place at the Art Museum on October 11, 2024.**

**BACKGROUND and RECOMMENDATION:** The St. George Art Museum is planning its first annual Gala to celebrate achievements, foster art appreciation, and generate funding. The event aims to bring together art enthusiasts and community leaders. This event will be entirely fenced off and secured; access will only be granted with a gala ticket purchase. The Hive 435 Taphouse will be providing beer/wine only for this event as a cash bar service. Staff recommends approval of the bar service at the St. George Art Museum Gala with the condition that the service provider obtain all necessary permits and licenses, and secure insurance with the appropriate endorsements prior to the event.

- j. **Consider approval of minutes from the meetings held on June 13, 2024 (Regular Meeting); June 13, 2024 (Work Meeting); and June 20, 2024.**

3. **Consider approval of Ordinance No. 2024-038 amending an approved PD-C (Planned Development Commercial) on approximately .41 acres, for the purpose of adding a 5,086 square foot 2- story professional office building. (Case No 2024-PDA-008 - Sheffield Professional Office)**

**BACKGROUND and RECOMMENDATION:** This is a request for an amendment to the approved Boulder Creek Crossing PD-C (Planned Development Commercial). This request is to construct a new professional office building at the existing Boulder Creek Crossing Ph.2 lot 13 site. The site is approximately 0.41 acres total. The site is located at approximately 1450 South George Washington Pkwy. The two-story building will provide four (4) lease spaces. The proposed building footprint will be 2,536 sq. ft. on the main floor and 2,389 sq. ft. on the second floor for an overall total of 5,086 sq. ft. On June 25, 2024, the Planning Commission held a public hearing regarding the proposal and recommended approval 6-0 without conditions.

4. **Consider approval of Ordinance No. 2024-039 amending an approved PD-C (Planned Development Commercial) on approximately .97 acres for the purpose of adding a 2,990 square foot financial institution. (Case No. 2024-PDA-007 - America First Credit Union)**

**BACKGROUND and RECOMMENDATION:** This is a request for an amendment to the approved Desert Color PD-C (Planned Development Commercial). The applicant would like to add an America First Credit Union to a .97-acre parcel located at the northwest corner of Desert Color Parkway and Black Ridge Drive. The building will be 2,990 square feet with a maximum height of 25' and will include two covered drive-up isles with 4 total teller's stations. The proposed building design has been approved by the Desert Color Design Review Board. On June 25, 2024, the Planning Commission held a public hearing regarding the proposal and recommended approval 6-0 without conditions.

5. **Consider approval of Ordinance No. 2024-040 amending the City Zoning Map by amending the zone from A-1 (Agricultural, 40,000 square foot minimum lot size) to RE-20 (Residential Estates, 20,000 square foot minimum lot size) on approximately 7.46 acres located at 2821 South Little Valley Road. (Case No. 2024-ZC-006 - Haguewood)**

**BACKGROUND and RECOMMENDATION:** The applicant is seeking to change the zone from A-1 (Agricultural, 40,000 square foot minimum lot size) to RE-20 (Residential Estates, 20,000 square feet minimum lot size) in order to subdivide the property. This property is not part of a recorded subdivision plat. A home was constructed on the property in 2001. On June 25, 2024, the Planning Commission held a public hearing on the proposed zone change and recommended approval with a 6-0 vote.

6. **Consider approval of Ordinance No. 2024-041 amending the City Zoning Map by amending the zone from RE-37.5 (Residential Estates 37,500 square feet minimum lot size) to PD-C (Planned Development Commercial) on approximately 1.2 acres located on the northwest corner of Sugar Leo Road and Pioneer Road to establish a use list and approve a site plan for construction of a parking lot and placement of a future office building. (Case No. 2024-ZC-003 – Dixie Power)**

**BACKGROUND and RECOMMENDATION:** This is a request for a zone change in anticipation of a future office building. Dixie Power is requesting to change the zone from RE-37.5 (Residential Estates) to PD-C (Planned Development Commercial) to accommodate a new office building and parking lot. In this application they are only requesting the approval of the use list and the layout of the parking lot. On June 11,

2024, the Planning Commission held a public hearing in order to receive public input on the request. There was no public comment and the Planning Commission voted 5-0 to recommend approval of the application.

7. **Consider approval of Ordinance No. 2024-042 amending the City Zoning Map by amending the zone from OS (Open Space) and A-20 (Agriculture, 20-acre minimum lot size) to PD-C (Planned Development Commercial) on approximately 12.88 acres generally located on the west side of River Road between approximately 2700-2900 South for the purpose of building a grocery and hardware store on the property, with conditions from the Planning Commission. (Case No. 2024-ZC-004 - Lin's Market River Road)**

**BACKGROUND and RECOMMENDATION:** This project was scheduled in 2023 for a Planning Commission hearing, but due to some changes to the site plan was pulled from that meeting. Those changes have been resolved between the city and developer. On June 25th, 2024, the Planning Commission held a public hearing on the request. There were two comments received from the neighbors to the north supporting the project. The Planning Commission recommends approval 6-0 with conditions.

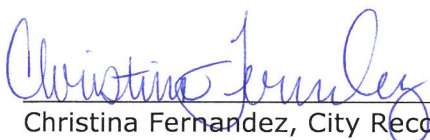
8. **Consider approval of Ordinance No. 2024-043 amending Title 10-8D-8(B) of City Code (PD-MU – Planned Development – Mixed-Use standards) to eliminate the 70-foot cap on height in the PD-MU (Planned Development Mixed Use) zone. (Case No. 2024-ZRA-010)**

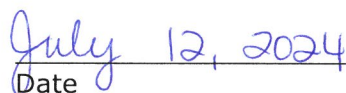
**BACKGROUND and RECOMMENDATION:** On May 23, 2024, the Planning Commission and City Council held a joint work meeting and discussed the possibility of making the proposed code amendment. On June 25, 2024, the Planning Commission held a public hearing regarding the proposal and recommended approval 6-0 without conditions.

9. **Consider approval of Resolution No. 2024-024R to add Administrative Appeal Fee of \$250 to the Master Fee Schedule.**

**BACKGROUND and RECOMMENDATION:** The City employs an Administrative Law Judge (ALJ) who charges \$100/hr to hear administrative appeals. The average cost of an appeal for the past two years just for the ALJ is \$2,622; this cost does not include other staff time. Staff recommends adopting a \$250 fee to offset a small portion of the cost of these appeals.

10. **Appointments to Boards and Commissions of the City.**
11. **Reports from Mayor, Councilmembers, and City Manager.**
12. **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.