

**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, August 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.**
 - a. **Read a proclamation proclaiming August 4 -10, 2024 as National Farmers Market Week.**
 - b. **Recognition of resident Jordan Porter.**
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 Alliance Consulting, LLC for the southeast access road at Tech Ridge.

BACKGROUND and RECOMMENDATION: As part of Tech Ridge development, the City is constructing a roadway off the southeast end of Tech Ridge to provide an additional access for the Tech Ridge development. Staff recommends approval of the agreement.

b. Consider approval for the continued sponsorship of the Lion's Club 80th annual Dixie Round Up Rodeo and the approval to have a Beer Garden for the 4th year at the event being held September 12, 13, 14, 2024 at the Dixie Sun Bowl.

BACKGROUND and RECOMMENDATION: This annual event held at the Dixie Sun Bowl includes evening rodeos Thursday-Saturday from 7:00pm-11:00pm and with a Beer Garden during that time and a parade on Saturday at 9:00am. The sponsorship request includes permitting a Beer Garden and the fee waivers of the following: 1) Special Event Permit Application fee (\$150); 2) Sublicense fee (\$5 per vendor); 3) Annual Alcohol fee (\$500); 4) Local Consent Application fee (\$50); 5) Security fee; 6) Encroachment fees (\$650); 7) Water hydrant fee; and deposit (\$2,000).

c. Consider approval of the continued sponsorship of the Boys and Girls Club of Southern Utah 2nd Annual Patti & LaVell Edwards St. George Golf Tournament fundraiser in the amount of \$2,000.

BACKGROUND and RECOMMENDATION: The Boys & Girls Club is now entering its third year of operations in St George, providing a safe place for kids with nowhere to go after school. The Boys and Girls Club provides academic support, enrichment activities, hands-on STEM experiences, teach digital safety & responsibility, and even feed the kids a delicious meal & snacks every day! These programs are currently offered at 8 Schools in St George at no cost to the kids or their families. This program has been so successful there is now a waiting list of kids to join. The Council approved a \$2,000 sponsorship in 2023 for the Club's first golf tournament fundraising event. The Boys and Girls Club is holding the 2nd Annual Patti & LaVell Edwards St. George Golf Tournament fundraiser to raise funds to support this very successful program in our schools and is requesting sponsorship from the City of \$2,000. Staff recommends approval of the continued sponsorship.

d. Consider approval of a contract between the City of St. George and Qualtrics LLC for the purchase of Qualtrics software subscription.

BACKGROUND and RECOMMENDATION: Qualtrics is the leader in experience management. Many of the top companies in America and more that 350 state and local governments use Qualtrics to design and improve the community experience. Qualtrics will provide a robust digital experience that will assist the

City of St. George build community engagement and improve public trust. Qualtrics will enable the City to conduct a variety of surveys and create new digital touchpoints for residents and visitors. The contract is a 3-year commitment as follows: Year 1 - \$60,000 (includes setup); Year 2 - \$68,000; Year 3 - \$68,000. Staff recommends approval.

e. Consider approval of a Federal Aid Agreement between UDOT and St. George for the Exit 5 Interchange on State Route 7 (Southern Parkway).

BACKGROUND and RECOMMENDATION: The City received a federal grant from the efforts of former Congressman Chris Stewart. This grant is to assist in the design and construction of the Exit 5 Interchange. The federal grant amount is for \$3,500,000 with a City match of \$3,500,000 for a total agreement amount of \$7,000,000. Because the project is located within UDOT right of way and is a part of SR-7, UDOT will administer the project. Staff recommends approval.

f. Consider approval of the minutes from the meeting held on July 18, 2024.

4. Public Hearing and consideration of an Ordinance No. 2024-044 to vacate a public utility and drainage easement located along Lots 2 and 3, Hidden Valley Phase 9 subdivision.

BACKGROUND and RECOMMENDATION: This easement was dedicated as part of the Hidden Valley Phase 9 subdivision plat, Doc. No. 20170017191. The design of Lots 2 and 3 has changed and this easement runs through some existing and proposed lots. This is a cleanup item. The Joint Utilities Commission recommended approval.

5. Consider approval of Ordinance No. 2024-045 amending the city zoning map by amending the existing Desert Color Planned Development Residential (PDR) zone on approximately 2.35 acres located generally west of Pura Circle and south of Sandura Lane within the Desert Color Resort phases 4B and 6 subdivision plats, with a condition from the Planning Commission. (2024-PDA-010 - Colcada Pool at Desert Color)

BACKGROUND and RECOMMENDATION: The purpose of the amendment is to approve new civic space, including a pool and park in the Desert Color development with the conceptual site plan, landscape plans, materials and elevations. The Desert Color Resort 4B & 6 plat was approved in July of 2022 and recorded in October of 2023. As part of that approval, the developer set aside the necessary civic space required in the PD-R Resort zone including the subject property. In order to build a new amenity, the applicant is asking for approval of a PD amendment. The Planning Commission held a public hearing on July 09, 2024, and recommended approval with a condition.

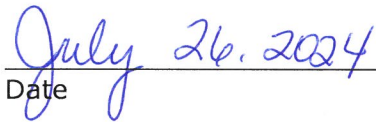
6. Consider approval of a Hillside Development Permit on approximately 0.26 acres (11,366 ft²) located just east of the Marblewood Drive/Walnut Canyon Drive Intersection, with conditions from the Planning Commission. (Case No. 2024-HS-003 - Juniper Cove Phase 3)

BACKGROUND and RECOMMENDATION: The purpose of this request is to create a single single-family residential lot. In October of 2020, Phase one of Juniper Cove was recorded creating the adjacent lot to the west of the subject property. The

property in question was not part of that application and therefore needs to go through the hillside permit process. The Hillside Review Board held a public meeting on February 28, 2024 and recommended approval with the condition that an updated geotechnical analysis be produced. That was done prior to the Planning Commission meeting which was held on July 09, 2024. The Planning Commission recommended approval of the application.

7. **Consider approval of Ordinance No. 2024-046 amending Title 7, Chapter 4, section 1 of the St. George City Code to amend the definition of Street Trees.**
BACKGROUND and RECOMMENDATION: The City of St. George established a Shade Tree Board on or about July 1, 1993, to address the care and maintenance of the City's urban forest with special attention given to shade trees along the City's rights of way. The current definition includes all trees on commercial property within 10 ft of the City right-of-way. Staff recommends amending the language to clarify the definition by eliminating the term "commercial" and replacing it with "non single-family residential."
8. **Appointments to Boards and Commissions of the City.**
9. **Reports from Mayor, Councilmembers, and City Manager.**
10. **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.