

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
SEPTEMBER 19, 2013, 4:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Daniel McArthur
Councilmember Jon Pike
Councilmember Gail Bunker
Councilmember Gil Almquist
Councilmember Ben Nickle
Councilmember Jimmie Hughes
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

OPENING:

Mayor McArthur called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Mayor McArthur and the invocation was offered by Reverend Jimi Kestin.

Jimi Kestin with the St. George Exchange Club announced the Mayor's Walk. He stated that \$1.00 from each registration will go to the school of the registrants choice, to fund P.E. programs.

Jennifer May with Habitat for Humanity explained they are always looking for volunteers to assist families.

Kent Perkins announced that on October 5th, the City will host its first I Am Able Run, Walk & Roll for those with disabilities to team up with an able-bodied person.

Cathy Hasfurther presented employees Millie Cockerill and Summer Navarro with awards given to them by the American Public Works Association.

Mayor McArthur read a proclamation proclaiming the month of September as Recovery Day.

Sandra Harmon with the Recovery Day Board stated they will be holding a celebration on September 26th at Town Square.

AWARD OF BID:

Consider award of bid for the fog and slurry seal project.

Purchasing Manager Connie Hood advised the low bidder was Intermountain Slurry Seal in the amount of \$422,420.16.

MOTION: A motion was made by Councilmember Almquist to award the bid to Intermountain Slurry Seal in the amount of \$422,420.16.

SECOND: The motion was seconded by Councilmember Nickle.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for mega lugs and fittings.

Purchasing Manager Connie Hood advised this is the annual bid for mega lugs and fittings not to exceed \$150,000.00 to Mountainland. Ferguson will be the secondary supplier when Mountainland may be out of stock on emergency needed items.

MOTION: A motion was made by Councilmember Almquist to award the bid to Mountainland not to exceed \$150,000.00.

SECOND: The motion was seconded by Councilmember Bunker.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye

Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for fertilizer and chemicals for the golf courses and parks.

Purchasing Manager Connie Hood advised this is a renewal for the annual blanket with Helena. This was the only bid received on all products specified in the bid. The amount will not exceed \$200,000.00.

MOTION: A motion was made by Councilmember Bunker to award the bid as outlined.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for the South Bloomington Trail Repair Project.

Purchasing Manager Connie Hood advised the bid is for the Bloomington Trail Repair. The agreement is for \$352,643.00 and the City's portion is \$177,705.75, low bidder is Interstate Rock Products. This is one of two 2010 flood projects left to complete.

Tom Skrocki stated this is a different design than what was used originally and will include quite a bit of erosion protection.

MOTION: A motion was made by Councilmember Pike to approve the bid for the South Bloomington Trail Repair Project in the amount of City's cost being \$177,705.75.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for emergency complete roof repair at City Hall.

Purchasing Manager Connie Hood advised the City went out for emergency bid; Noorda Architectural Metals and Roofing was the only contractor to submit a bid. The amount of the bid is \$61,980.00.

Support Services Director Marc Mortensen stated this will take care of the entire roof and will come with a 25 year labor and material manufacturer warranty.

City Manager Gary Esplin advised the project will be funded out of capital projects fund and will require a budget opening.

MOTION: A motion was made by Councilmember Bunker to approve the emergency bid to Noorda Architectural Metals and Roofing in the amount of \$61,980.00.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye

Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PARAMETERS RESOLUTION:

Consider for adoption of a resolution of the City Council of the City of St. George, Utah authorizing the issuance and sale of not more than \$10,000,000 aggregate principal amount of franchise tax revenue bonds, Series 2013; and related matters.

City Manager Gary Esplin advised it is important to get the Mall Drive Bridge started, however, there is no funding in the current budget. This action will help the City get in position to help fund the project.

MOTION: A motion was made by Councilmember Bunker pass the resolution.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

SET PUBLIC HEARING:

Ray Snyder advised that the Planning Commission at its meeting held September 17, 2013 recommended that a public hearing be held to consider a request for a zone change for a future subdivision to be called Cornerstone on two parcels from RE-12.5 on 10.6 acres and A-1 on 11.9 acres. The parcel is generally located southeast of the intersection of Seegmiller Drive and 3000 East. The Planning Commission recommends denial; the applicant is asking an appeal.

MOTION: A motion was made by Councilmember Bunker to set the public hearing as recommended.
SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

FINAL PLATS:

Todd Jacobsen presented the final plats for Deserts Edge Drive located off of the Southern Parkway Exit 6, Desert Canyons Parkway, zoning is PD-R; Deserts Edge Phase 1, a 22 lot residential subdivision located off of the Southern Parkway Exit 6, Desert Canyons Parkway, zoning is PD-R; Blackrock Condominiums at Stonebridge Phase 6, a 12 unit residential condominium subdivision located at approximately 2250 West and 230 North, zoning is PD-R; and Painted Desert Phase 11, a 2 lot residential subdivision located at approximately 1430 East and 2480 south, zoning is PD-R. In addition, he presented a final plat amendment for Cox Landing Phase 2 Amended, a 4 lot residential subdivision located at approximately 1085 South 900 East, zoning is R-1-10.

MOTION: A motion was made by Councilmember Pike to approve the final plats and authorize the Mayor to sign them.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

LOT LINE ADJUSTMENT:

Todd Jacobsen presented the lot line adjustment for Lot 62 and Lot 63 of the Springs Estates Phase 5 Amended located at approximately 1240 South Sierra Vista Circle. The

owner of lot 63 needs 1,239 square feet of lot 62 to accommodate the layout of the home he would like to build. This change will allow lot 63 to place the driveway in the location needed for the home.

MOTION: A motion was made by Councilmember Bunker to approve the lot line adjustment.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

LOT SPLIT:

Todd Jacobsen presented the lot split not within a recorded subdivision located at approximately 1274 West Sunset Boulevard, zoning is C-3. All aspects of the lot split were carefully reviewed by the Community Development Department and Legal staff and meets all conditions and approvals.

MOTION: A motion was made by Councilmember Hughes to approve the lot split.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Wes Jenkins stated that regarding the Desert Canyons final plat heard earlier, the applicant is supposed to dedicate 15% of open space. He inquired if the applicant can do that at a later date.

City Manager Gary Esplin stated because this is a final plat, the applicant would have to dedicate the open space tonight. He explained the development agreement requires open space, the plat cannot be approved unless there is an agreement on the open space.

City Attorney Shawn Guzman advised staff should meet with Desert Canyons on Monday.

AMENDED MOTION:

A motion was made by Councilmember Pike to amend the motion to be contingent on the dedication of open space.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Meadow Valley Farms - Phase 4-6, a 67 lot residential subdivision located south of Rancho Verde Estates and west of Little Valley Road at approximately 2420 East 4000 South. Zoning is R-1-10 and RE-20. The applicant will be required to do an erosion study and present mitigation. In addition, the applicant shall either remove the note from the plat regarding the dedication of open space to the City and label it instead as "No Disturb Area", or shall provide additional open space to the satisfaction of the Parks Department to warrant the City accepting the dedication.

City Manager Gary Esplin stated the City Council could approve the preliminary plat tonight and work out details of the open space with the final plat.

MOTION: A motion was made by Councilmember Bunker to approve the preliminary plat based on the fact that this portion be looked at on the final plat.

SECOND: The motion was seconded by Councilmember Pike.

Councilmember Almquist stated he would like to clarify the area to be across from lots 82 and 83.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin stated with density going on in that area, City Council may need to discuss roads since Little Valley Road is the only road servicing this particular area.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider an amendment to Title 10, Chapters 2 and 14 to provide regulations for the use of cargo containers within the City.

Craig Harvey advised the Planning Commission had two options to choose from, they chose option B. The proposed amendment adds new language that would allow cargo containers in most zones, except for single-family and multi-family residential zones. In those zones, cargo containers would be prohibited. The language does not state whether the container needs to be above ground or buried.

City Attorney Shawn Guzman stated the containers cannot be stacked.

Mr. Harvey stated cargo containers are preferred in some cases since they provide better security and are safer than a wood shed for storing certain items.

Mayor McArthur opened the public hearing.

Ed Baca, citizen, inquired if 18 wheelers will be included.

Mayor McArthur stated the language specifically excludes 18 wheelers.

William Way, citizen, stated he was not able to find the proposed ordinance on the City's website.

Councilmember Hughes explained the request was not finalized until the last Planning Commission which was just this past Tuesday.

Mr. Way recommend City Council not consider the ordinance until it has been made available on the City's website for public to view.

Mayor McArthur suggested to table the item until the public has a chance to review it.

Scott Roper with Kustom Containers addressed the safety and security features of cargo containers. Option A is what he wrote with staff, he prefers that option. He explained they don't sell a lot in residential areas, they mainly rent to contractors. Very seldom do they put a container in the front of the lot, they mainly put them behind the property. He feels requesting a 6 foot fence would be hard. The shed on his property is not 10 foot from his garage; it would be more visible to move it behind his property.

Councilmember Bunker inquired if the proposals are similar to other communities.

Mr. Harvey replied no, most cities do not permit them in residential zones.

Councilmember Almquist stated he would like to see pictures, once they are painted, to see how they look. He explained the reason the public may not have been able to view the ordinance was because staff may not have had it ready.

City Attorney Shawn Guzman advised the agenda packet should be available on the City's website and not require a GRAMA request.

Becky Roper wondered how looking at the zoning regulations came about.

Mayor McArthur advised the City received a request to put a container in a residential zone, but the City did not have zoning regulations to prohibit them in residential areas.

Michele Randall, citizen, stated its hard to follow along what the Councilmembers are reading. She thinks it is a great idea to post the information on the City's website rather requiring a GRAMA request.

Councilmember Hughes read a comment he received from Paul Iverson. Mr. Iverson's email stated "Please do not limit the ability to use a shipping container for storage in my back yard. Please help me preserve my private property rights." Councilmember Hughes is concerned that there is no longer agriculture property being approved.

Mr. Roper stated cargo containers in are rodent proof, wood sheds are not.

Councilmember Hughes stated option B is not a good option because of residential estate zoning. There was quite a bit of concern at the Planning Commission meeting regarding aesthetics. Commissioner Hullinger was concerned about HOA's who do not allow cargo containers. He would also like to be able to add power to the containers.

MOTION: A motion was made by Councilmember Hughes to continue the public hearing.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/FINAL PLAT AMENDMENT/ORDINANCE:
Public hearing to consider a final plat amendment for Dolce Vista at Sunbrook
Phase 1 Amended.**

Todd Jacobsen presented the final plat amendment for Dolce Vista at Sunbrook Phase 1 Amended to increase the size of lot 18 and shift lots 19-21 southwesterly. The limited common area between lot 21 and lots 22 & 23 was eliminated and changed to common area.

Mayor McArthur opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Bunker to approve the final plat amendment as described.

SECOND: The motion was seconded by Councilmember Nickle.

VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/FINAL PLAT AMENDMENT/ORDINANCE:
Public hearing to consider a final plat amendment for Bella Terrazza 2 at
Sunbrook Amended.**

and

**Public hearing to consider a final plat amendment for Bella Terrazza at
Sunbrook 2nd Amended and Extended.**

Todd Jacobsen presented the final plat amendments for Bella Terrazza 2 at Sunbrook Amended and Bella Terrazza at Sunbrook 2nd Amended and Extended to incorporate the patio areas that were common areas into the building design by making them limited common areas.

Mayor McArthur opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Hughes to approve the final plat amendment.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye

Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

LIQUOR LICENSE:

Consider approval for a full service restaurant liquor license for Pirate Cove Pizza. Daniel Alex Richardson, applicant.

City Manager Gary Esplin explained this is similar to other restaurant liquor licenses issued in the past. This will be a new license as these are new owners and meets all requirement.

MOTION: A motion was made by Councilmember Pike to approve the full service restaurant liquor license for Pirate Cove Pizza as presented.

SECOND: The motion was seconded by Councilmember Bunker.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

COOPERATIVE AGENCY AGREEMENT:

Consider approval of a UDOT Cooperative Agency Agreement for Airport Grant #AIP-3-49-0060-22.

City Manager Gary Esplin advised the request is an agreement for a grant approved last the last City Council meeting.

MOTION: A motion was made by Councilmember Bunker to approve the agreement.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

IMPACT FEE PAYMENT SCHEDULE:

Consider approval to pay for impact fees in 12 equal payments with utility bill. Tonaquint Data Center, applicant.

City Manager Gary Esplin advised the request is to increase the monthly energy fee for the Tonaquint Data Center to recover the impact fee over the next 12 months.

MOTION: A motion was made by Councilmember Hughes to approve the impact fee payment.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye

Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

APPOINTMENTS:

Mayor McArthur stated he would like to appoint Annette Hansen and Brooke Smith as Deputy City Recorders.

City Manager Gary Esplin advised they are both current City employees.

MOTION: A motion was made by Councilmember Bunker to approve the appointments.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

MINUTES:

Consider approval of the minutes of the City Council meeting held on August 15, 2013.

Mayor McArthur continued approving the minutes to the next meeting.

ADJOURN:

MOTION: A motion was made by Councilmember Almquist to adjourn.

SECOND: The motion was seconded by Councilmember Bunker.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

DRAFTAgenda Item Number : **2A****Request For Council Action**

Date Submitted 2013-09-16 12:30:35

Applicant C. Hood

Quick Title Bid Award

Subject Fog and Slurry Seal Project

Discussion Award of Fog and Slurry Seal project. Consisting of Fog Seal, Slurry Seal and High Density Mineral Bond (HA5) for City roadways. Recommend award to Intermountain Slurry Seal the supplier submitting the low bidder.

Cost \$422,420.16

City Manager Recommendation Included in current budget. Recommend approval to Intermountain Slurry Seal for bid amount of \$422,420.16

Action Taken

Requested by Cameron Cutler

File Attachments

Approved by Legal Department?

Approved in Budget? **Amount:**

Additional Comments Received two bids on this project 2 respondents. Next bid was 18.5% higher

City of St. George
Public Works Department
175 East 200 North
St. George, Utah 84770
Tel. (435) 627-4052
Fax (435) 627-4009
ccutler@sgcity.org



Memorandum

To: Connie Hood, Purchasing Manager *CH*
Cc:
From: Cameron Cutler, Transportation Services
Date: September 4, 2013
Re: Fog & Slurry Seal Project - Recommendation to Award Bid

Bids were opening on September 3rd at 2 pm for the Fog & Slurry Seal Project consisting of fog seal, slurry seal, and High Density Mineral Bond (i.e. HA5) City roadways. Two bidders submitted bids on the project. The bid amount for the project is \$422,420.16.46.

It is recommended to award the bid to Intermountain Slurry Seal for the amount of \$422,420.16.

Let me know if you have any questions.

Bid Tabulation
Fog & Slurry Seal Project
 September 3, 2013

Item No	Description	Quantity	Unit	Intermountain Slurry Seal		Staker Parson Companies	
				Unit Price	Total Price	Unit Price	Total Price
1	Surface Cleaning	6,031,242	SF	\$ 0.001	\$ 6,031.24	\$ 0.01	\$ 60,312.42
2	Slurry Seal	477,005	SF	\$ 0.14	\$ 66,780.70	\$ 0.22	\$ 104,941.10
3	Fog Seal Oil (CSS-1H)	171.2	TON	\$ 875.00	\$ 149,800.00	\$ 555.00	\$ 95,016.00
4	Fog Seal Oil (GSB-88)	14.9	TON	\$ 1,125.00	\$ 16,762.50	\$ 1,100.00	\$ 16,390.00
5	High Density Mineral Bond	950,254	SF	\$ 0.18	\$ 171,045.72	\$ 0.20	\$ 190,050.80
6	Traffic Control	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 19,900.00	\$ 19,900.00
7	Mobilization	1	LS	\$ 2,000.00	\$ 2,000.00	\$ 12,434.68	\$ 12,434.68

Total Bid Amount

\$ 422,420.16

\$ 499,045.00

DRAFTAgenda Item Number : **2B****Request For Council Action**

Date Submitted 2013-09-12 10:07:20**Applicant** C. Hood**Quick Title** Annual Blanket Bid Award**Subject** Mega Lugs for the Water Dept.**Discussion** Formal bid was done for an annual blanket bid for Mega Lugs and Fitting. After review of the three (3) bids received it was determined that Mountainland was the overall low bidder as they were low on 52 of the 110 items bid. Requesting the same amount for annual blanket as was requested last year. A NTE of \$ 150,000.**Cost** \$150,00 (NTE)**City Manager Recommendation** Recommend approval.**Action Taken****Requested by** Courtney Hansen/Kirk**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments** Ferguson received the #2 spot for additional blanket award as a secondary supplier when Mountainland may be out of stock on emergency needed items. They submitted low bid on 44 items. Scholzen submitted a low bid on only 14 items of the bid.

DRAFTAgenda Item Number : **2C**

Request For Council Action

Date Submitted 2013-09-11 09:26:18**Applicant** C. Hood**Quick Title** Bid Award**Subject** Fertilizer and Chemical Renewal of Annual Blanket**Discussion** This is a renewal of blanket for Fertilizer and Chemicals for the Golf Courses and Parks. This was formally bid out again this year and Helena was the only supplier who bid the exact products and bid on all 83 items specified on the bid.**Cost** \$200,000 (NTE)**City Manager Recommendation** Recommend approval.**Action Taken****Requested by** Jerome Jones**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments** We had (3) companies bid partial items and alternate items on the bid so we deemed them unresponsive. The \$ 200,000 is a estimated amount based on the total usage of last fiscal years blanket. \$ 200,00 is a NTE amount

DRAFT

Agenda Item Number : **2D**

Request For Council Action

Date Submitted 2013-09-10 14:57:19

Applicant Jay Sandberg

Quick Title Bid Award - Bloomington Trail Repair

Subject Consider approval of an agreement with Interstate Rock Products, Inc. for the South Bloomington Trail Repair Project.

Discussion This project is for the repair of the trail and installation of erosion protection along the Virgin River from Man o' War Bridge to Sun River adjacent to the Bloomington Ranches Subdivision. The agreement is for \$352,643 of will the City will pay 25% plus re-vegetation costs.

Cost \$177,705.75

City Manager Recommendation One of two 2010 flood projects left to complete. Recommend approval of the low bid from Interstate Rock Products.

Action Taken

Requested by Larry H. Bulloch

File Attachments

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments

Final Bid Tab 9/10/2013

**SOUTH BLOOMINGTON TRAIL REPAIR PROJECTS
FEMA WASTG 09, WASTG 6A, & WASTG 09A**

BID SCHEDULE 1 Area 1 - Station 3+36 to 4+02

No.	Item	Unit	Estimated Quantity	Engineer's Estimate		Interstate		PCI		JP Excavating	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	Lump	1	\$3,000.00	\$3,000.00	\$6,560.00	\$6,560.00	\$5,198.00	\$5,198.00	\$6,500.00	\$6,500.00
2	Clear and Grub	Sq Yd	20,489	\$0.60	\$12,293.40	\$0.20	\$4,097.80	\$0.28	\$5,736.92	\$0.30	\$6,146.70
3	Haul Road	Ln Ft	5,580	\$3.25	\$18,135.00	\$1.00	\$5,580.00	\$2.83	\$15,791.40	\$1.80	\$9,928.00
4	River Diversion	Ln Ft	4,280	\$4.75	\$20,235.00	\$3.00	\$12,780.00	\$5.65	\$24,069.00	\$3.50	\$14,910.00
5	Rock Filled Gablions - PVC	Cu Yd	65	\$130.00	\$8,450.00	\$135.00	\$8,775.00	\$114.13	\$7,418.45	\$121.00	\$7,865.00
6	Rock Riprap - d ₅₀ = 30"	Cu Yd	223	\$30.00	\$6,690.00	\$28.00	\$6,244.00	\$33.90	\$7,559.70	\$30.00	\$6,690.00
7	Remove Damaged Soil Cement Trail	Cu Yd	17	\$20.00	\$340.00	\$50.45	\$857.65	\$6.78	\$115.26	\$30.00	\$510.00
8	Soil Cement Trail (1.5' Thick)	Cu Yd	17	\$62.00	\$1,054.00	\$92.55	\$1,573.35	\$122.04	\$2,074.68	\$150.00	\$2,550.00
9	6" Minus Stabilization Rock (Class I Pit Run)	Cu Yd	23	\$33.00	\$759.00	\$41.00	\$943.00	\$20.34	\$467.82	\$19.00	\$437.00
10	Construction Limits Fence	Ln Ft	350	\$2.50	\$875.00	\$2.00	\$700.00	\$2.26	\$781.00	\$1.40	\$490.00
11	Obsterate Haul Road	Ln Ft	5,580	\$1.25	\$6,975.00	\$1.00	\$5,580.00	\$0.57	\$3,180.60	\$0.75	\$4,185.00
Bid Schedule 1 Total					\$78,006.40		\$53,690.80		\$72,402.83		\$59,211.70

BID SCHEDULE 2 Area 2 - Station 9+27 to 11+40

No.	Item	Unit	Estimated Quantity	Engineer's Estimate		Interstate		PCI		JP Excavating	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	Lump	1	\$1,300.00	\$1,300.00	\$1,790.00	\$1,790.00	\$4,407.00	\$4,407.00	\$3,000.00	\$3,000.00
2	Clear and Grub	Sq Yd	346	\$0.60	\$207.60	\$0.20	\$69.20	\$0.28	\$96.88	\$1.00	\$346.00
6	Rock Riprap - d ₅₀ = 30"	Cu Yd	605	\$30.00	\$18,150.00	\$28.70	\$17,363.50	\$33.90	\$20,509.50	\$30.00	\$18,150.00
7	Remove Damaged Soil Cement Trail	Cu Yd	102	\$20.00	\$2,040.00	\$36.00	\$3,672.00	\$6.78	\$691.56	\$20.00	\$2,040.00
8	Soil Cement Trail (1.5' Thick)	Cu Yd	102	\$62.00	\$6,324.00	\$92.55	\$9,440.10	\$122.04	\$12,448.08	\$150.00	\$15,300.00
9	6" Minus Stabilization Rock (Class I Pit Run)	Cu Yd	136	\$33.00	\$4,488.00	\$40.00	\$5,440.00	\$20.34	\$2,766.24	\$19.00	\$2,584.00
Bid Schedule 2 Total					\$32,509.60		\$37,774.80		\$40,919.26		\$41,420.00

BID SCHEDULE 3 Area 3 - Station 12+86 to 17+42

No.	Item	Unit	Estimated Quantity	Engineer's Estimate		Interstate		PCI		JP Excavating	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	Lump	1	\$2,700.00	\$2,700.00	\$2,620.00	\$2,620.00	\$8,023.00	\$8,023.00	\$5,000.00	\$5,000.00
2	Clear and Grub	Sq Yd	779	\$0.60	\$467.40	\$0.20	\$155.80	\$0.28	\$218.12	\$1.00	\$779.00
6	Rock Riprap - d ₅₀ = 30"	Cu Yd	1,295	\$30.00	\$38,850.00	\$28.60	\$37,037.00	\$33.90	\$43,900.50	\$30.00	\$38,850.00
7	Remove Damaged Soil Cement Trail	Cu Yd	219	\$20.00	\$4,380.00	\$37.50	\$8,212.50	\$6.78	\$1,484.82	\$20.00	\$4,380.00
8	Soil Cement Trail (1.5' Thick)	Cu Yd	219	\$62.00	\$13,578.00	\$92.55	\$20,268.45	\$122.04	\$26,726.76	\$150.00	\$32,850.00
9	6" Minus Stabilization Rock (Class I Pit Run)	Cu Yd	292	\$33.00	\$9,636.00	\$40.30	\$11,767.60	\$20.34	\$5,938.28	\$20.00	\$5,840.00
Bid Schedule 3 Total					\$69,611.40		\$80,061.35		\$86,292.48		\$87,699.00

BID SCHEDULE 4 Area 4 - Station 26+68 to 33+29

No.	Item	Unit	Estimated Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	Lump	1	\$5,600.00	\$5,600.00	\$3,800.00	\$3,800.00	\$11,413.00	\$11,413.00	\$7,000.00	\$7,000.00
2	Clear and Grub	Sq Yd	1,176	\$0.80	\$705.60	\$0.20	\$235.20	\$0.28	\$329.28	\$1.00	\$1,176.00
5	Rock Filled Gabions - PVC	Cu Yd	665	\$135.00	\$89,475.00	\$135.00	\$89,775.00	\$114.13	\$75,896.45	\$121.00	\$80,465.00
6	Rock Riprap - d ₅₀ = 30"	Cu Yd	223	\$30.00	\$6,690.00	\$28.00	\$6,244.00	\$33.80	\$7,559.70	\$30.00	\$6,690.00
7	Remove Damaged Soil Cement Trail	Cu Yd	370	\$20.00	\$7,400.00	\$35.60	\$13,172.00	\$6.78	\$2,508.60	\$20.00	\$7,400.00
8	Soil Cement Trail (1.5' Thick)	Cu Yd	370	\$62.00	\$22,940.00	\$92.55	\$34,243.50	\$122.04	\$45,154.80	\$150.00	\$55,500.00
9	6' Minus Stabilization Rock (Class I Pit Run)	Cu Yd	493	\$30.00	\$14,790.00	\$40.00	\$19,720.00	\$20.34	\$10,027.62	\$19.00	\$9,367.00
Bid Schedule 4 Total					\$143,575.60		\$167,109.70		\$152,893.45		\$157,698.00

BID SCHEDULE 5 Area 5 - NRCS Wall

No.	Item	Unit	Estimated Quantity	Unit Price	Total Price						
1	Mobilization	Lump	1	\$1,000.00	\$1,000.00	\$943.00	\$943.00	\$1,130.00	\$1,130.00	\$3,000.00	\$3,000.00
2	Clear and Grub	Sq Yd	403	\$0.60	\$241.80	\$0.20	\$80.60	\$0.28	\$112.84	\$1.00	\$403.00
6	Rock Riprap - d ₅₀ = 30"	Cu Yd	390	\$30.00	\$11,700.00	\$28.35	\$11,056.50	\$33.80	\$13,221.00	\$30.00	\$11,700.00
Bid Schedule 5 Total					\$12,941.80		\$12,080.10		\$14,463.84		\$15,103.00
TOTAL BID SCHEDULES 1 THROUGH 5					\$338,444.80		\$350,796.75		\$366,967.86		\$371,031.70

BID SCHEDULE 6 ALT POLE PLANTING ALTERNATE

No.	Item	Unit	Estimated Quantity	Unit Price	Total Price						
11	Willow Cluster Pole Planting	Each	321	\$12.50	\$4,012.50	\$5.75	\$1,845.75	\$6.44	\$2,087.24	\$5.83	\$1,871.43
Bid Schedule 6 ALT					\$4,012.50		\$1,845.75		\$2,067.24		\$1,071.43

DRAFTAgenda Item Number : **2E****Request For Council Action**

Date Submitted 2013-09-16 14:19:37**Applicant** Facility Services/Carlos Robles**Quick Title** City Hall Re-roof Project**Subject** Emergency complete roof replacement of City Hall Roof.

Discussion Recent storms have brought to light micro tears and vulnerabilities in the roof of City Hall. The roof is 15 years old and has been patched and sealed several times to extend it's life. We thought we could make it last one more fiscal year but unfortunately, the leakage is too wide spread. The technology for flat roof membranes has improved significantly over the last decade and we are now standardizing all city facilities with a PVC roofing membrane material known as Sarnafil. We are recommending a 72 mil material that comes with a two yr. contractor labor warranty and a 25 yr. labor and material manufacturer warranty. Six local roofing companies were invited to attend a pre-bid meeting on this project and three ended up attending. Noorda Architectural Metals and Roofing was the only contractor to submit a bid. In early spring of this year we recieved an estimate from Sarnafil for \$80,000. If approved the project will be done in phases and could begin as early as Monday, September 23. Legal is drafting the agreement for approval.

Cost \$61,980.00

City Manager Recommendation Recommend award of this emergency bid for roof repair at the City Hall. We will have to have a budget opening later in the year to earmark funds from the Capital Project fund to cover this cost.

Action Taken**Requested by** Marc Mortensen**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

DRAFTAgenda Item Number : **3A****Request For Council Action**

Date Submitted 2013-09-03 10:31:50**Applicant** City**Quick Title** Public Hearing & Ord for zoning code amendment/cargo containers**Subject** Consider a proposed amendment to the City Zoning regulations, Title 10, Chapters 2 and 14, to provide regulations for the use of cargo containers within the city.**Discussion** The use of large metal cargo containers for storage sheds (accessory buildings) has been increasing and staff at the request of the Mayor and Council have researched how other cities regulate cargo containers and have prepared a draft code amendment to regulate the use of cargo containers in various zones. The main goal is to protect community aesthetics when cargo containers are used and the draft code amendment requires the cargo containers be painted, be free from damage and have no exposed bare metal and not be stacked vertically. The PC considered two options; Option 'A' would allow cargo containers in all zones as a permitted use subject to certain standards, and Option 'B' would allow cargo containers in all zones, EXCEPT single-family, and multi-family residential zones. In those residential zones cargo containers would be prohibited. The PC discussed both options and voted 5-1 in favor of recommending Option B to the Council.**Cost** \$0.00**City Manager Recommendation** Recommendation from Planning Commission and staff is that these storage containers be permitted in all zones except residential zones including multi-family zones.**Action Taken****Requested by** Craig Harvey (BN)**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

Zoning Regulation Amendment

PLANNING COMMISSION AGENDA REPORT: 05/14/2013 (TABLED)
PLANNING COMMISSION AGENDA REPORT: 08/27/2013
CITY COUNCIL SET DATE: 09/05/2013
CITY COUNCIL MEETING: 09/19/2013

AMENDMENT TO ZONING REGULATIONS

Case No. 2013-ZRA-001 (Public Hearing)

Requests: A proposed amendment to the City Zoning Regulations to consider adding language to Title 10, Chapter 2, "Definitions" and add a new sub-section to Title 10, Chapter 14, "Supplementary and Qualifying Regulations" to regulate cargo containers with specific requirements in all zones.

Comments: The Mayor and City Council has requested staff to conduct research and propose an ordinance providing regulations for the use of cargo containers as accessory buildings used for storage in residential and other zones.

This proposed amendment offers two options for the Planning Commission to consider and approve:

- **Option A:** Adds new language to allow the use of Cargo Containers as a **permitted use** in all zones with some restrictions.
- **Option B:** Adds new language that would allow Cargo Containers in most zones, except for single-family and multi-family residential zones. In those zones, Cargo Containers would be **prohibited**.

The Planning Commission **recommends approval of Option B.**

Ordinance: Listed below is the proposed ordinance with proposed new language underlined;

10-2-1: ZONING DEFINITIONS:

CARGO CONTAINER: Any portable, reusable container generally referred to as a sea cargo container, cargo container or shipping container made as a prefabricated metal structure and primarily designed or used for transporting freight by commercial transportation on ships, by rail or mounted on a chassis for movement by a tractor trailer and is built in accordance with the U.S. Department of Transportation standards. Cargo container does not include semitrailers as defined in Section 41-6a-102 U.C.A.

OPTION A:

10-14-24: CARGO CONTAINERS (New Section)

A. General requirements which apply to all zones:

1. A building permit is not required to place a cargo container on a parcel, no foundation is required, no tie-downs or other safety apparatus are required and no engineering is required. An approved site plan may be required as per individual zone requirements.
2. Cargo containers shall:
 - a. be free from damage;
 - b. not be structurally altered;
 - c. be permitted one window and one additional door for access;
 - d. be free from rust;
 - e. have no exposed bare metal;
 - f. not be serviced by any utility or power, including but not limited to: heating, air conditioning, plumbing, or electricity;
 - g. not be stacked vertically;
 - h. only be used for storage.
3. The square footage of the container when added to the square footage of accessory structures on the property shall not exceed the maximum allowable percentage of coverage of the property.
4. Be aesthetically enhanced by the following:
 - a. Siding or painting one solid color with no writing, numbers, or logos to match the residence or commercial building on the parcel;
or
 - b. when legally allowed on a vacant parcel, shall be painted with muted earth tone colors to match as closely as possible with the surrounding natural environment.
5. Not be placed, stored or used in:
 - a. the City's designated flood hazard areas or floodways;
 - b. any designated landscape area, parking area, or water retention or detention areas;
 - c. an area that interferes with the clear view of a driveway or roadway; or
 - d. any setback areas, except as provided in this section.

B. Cargo containers are permitted in any zone for:

1. Temporary storage in conjunction with construction activities for up to one (1) year provided a building permit has been issued;
2. The Community Development Director may approve a time extension of one (1) additional year for construction related activities provided there is a current building permit; or
3. Temporary storage for up to thirty (30) days when it is in conjunction with moving into or out of a building.

4. Cargo containers used under this provision are not required to be painted or obscured from view;
5. Cargo Containers shall be permitted to be used for storage of retail goods and materials for a period not to exceed forty-five (45) days for temporary or transitory type businesses as outlined in St. George City Code Title 3, Chapter 2.

C. Cargo Containers shall be permitted in the Mining & Grazing Zone (M-G), Open Space (OS) and all Agricultural Zones (A-1, A-5, A-10, A-20) subject to the following conditions:

1. One (1) cargo container of any size shall be permitted on a parcel that is at least a quarter (1/4) of an acre;
2. Two (2) cargo containers of any size shall be permitted on a parcel that is at least one (1) acre;
3. A maximum of five (5) cargo containers of any size shall be permitted on a parcel that is at least five (5) acres;
4. Cargo containers in these zones are permitted on vacant parcels;
5. A cargo container located on a parcel of land with a dwelling shall be located a minimum of ten feet (10') behind the primary dwelling and shall have at least a ten (10) feet separation from other accessory buildings;
6. Cargo containers shall not be used as commercial storage units except for approved commercial activities which are occurring on the parcel of land on which the container(s) is located.

D. Cargo containers shall be permitted in the following residential zones: Planned Development Residential (PD-R), Mobile Home (MH), Residential Central City (RCC), Residential Conservation (R-1-C), all Single-Family Residential (R-1), all Residential Estates (RE); and Multi-Family Residential (R-2, R-3, R-4) Zones with the following conditions:

1. One cargo container shall only be permitted as an accessory use to the primary dwelling on parcels that are twelve-thousand square feet (12,000) or larger, except in the Residential Estates (RE) zones, where the lot size exceeds twenty-thousand square feet (20,000), two (2) cargo containers shall be permitted;
2. A cargo container shall have a footprint no larger than ten feet by twenty feet (10'x 20') in size.
3. Shall be shown and approved on a site plan by the Community Development Director or designee. The site plan shall depict a primary dwelling unit, which complies with all applicable regulations, in addition to the cargo container, which cargo container shall only be allowed as an accessory building;
4. The cargo container shall only be permitted in the rear yard; and on corner lots, shall not be permitted in the street side yard front setback.

5. Cargo containers shall comply with all set back and other applicable requirements for accessory buildings in the zone and a minimum ten foot (10') setback from the primary dwelling and from other accessory buildings on the parcel or adjacent parcels;
 6. Properties shall have a six foot (6') solid fence surrounding the yard in which the cargo container is located;
 7. Cargo containers are prohibited within the designated City of St. George Historic District and designated City Landmark sites, except for temporary storage as provided in this section.
 8. Comply with all zoning requirements; in a planned development zone the container must be approved as part of the planned development text and plan for zoning approval.
- E. Cargo containers are permitted in Commercial Zones (C-2, C-3, C-4, PD-C), Neighborhood Commercial Zones (C-1), Administrative and Professional Office Zones (A-P) with the following conditions:
1. Shall be located in the rear yard of the lot;
 2. Shall comply with all requirements of the zone, be shown and approved on a site plan by the Community Development Director or designee.
- F. Cargo Containers shall be permitted in any Manufacturing Zone (M-1, M-2), subject to provisions in Title 10, Chapter 11 and on the conditions it comply with all requirements of the zone, be shown and approved on a site plan by the Community Development Director or designee, and be located behind an enclosure or approved fence.

OPTION B:

10-14-24: CARGO CONTAINERS *(The only change here is to subsection D, in that Cargo Containers shall **not** be permitted in any residential zone)*

- A. General requirements which apply to all zones:
1. A building permit is not required to place a cargo container on a parcel, no foundation is required, no tie-downs or other safety apparatus are required and no engineering is required. An approved site plan may be required as per individual zone requirements.
 2. Cargo containers shall:
 - a. be free from damage;
 - b. not be structurally altered;
 - c. be permitted one window and one additional door for access;
 - d. be free from rust;
 - e. have no exposed bare metal;
 - f. not be serviced by any utility or power, including but not limited to: heating, air conditioning, plumbing, or electricity;

5. A cargo container located on a parcel of land with a dwelling shall be located a minimum of ten feet (10') behind the primary dwelling and shall have at least a ten (10) feet separation from other accessory buildings;
 6. Cargo containers shall not be used as commercial storage units except for approved commercial activities which are occurring on the parcel of land on which the container(s) is located.
- D. Cargo containers, except as outlined in sub-section B, are prohibited in the following residential zones; Planned Development Residential (PD-R), Mobile Home (MH), Residential Central City (RCC), Residential Conservation (R-1-C), all Single-Family Residential (R-1), all Residential Estates (RE); and Multi-Family Residential (R-2, R-3, R-4) Zones.
- E. Cargo containers are permitted in Commercial Zones (C-2, C-3, C-4, PD-C), Neighborhood Commercial Zones (C-1), Administrative and Professional Office Zones (A-P) with the following conditions:
1. Shall be located in the rear yard of the lot;
 2. Shall comply with all requirements of the zone, be shown and approved on a site plan by the Community Development Director or designee.
- F. Cargo Containers shall be permitted in any Manufacturing Zone (M-1, M-2), subject to provisions in Title 10, Chapter 11 and on the conditions it comply with all requirements of the zone, be shown and approved on a site plan by the Community Development Director or designee, and be located behind an enclosure or approved fence.

DRAFT

Agenda Item Number : **3B**

Request For Council Action

Date Submitted 2013-09-13 09:47:35

Applicant Brandon Anderson - Rosenberg Associates

Quick Title Public Hearing/Ordinance - Final Plat Amendment

Subject Request to approve a Final Plat Amendment for "Dolce Vista at Sunbrook Phase 1 Amended"

Discussion The purpose of this Final Plat Amendment is to increase the size of Lot 18 and shift Lots 19-21 southwesterly. The limited common area between Lot 21 and Lots 22 & 23 was eliminated and changed to Common Area.

Cost \$0.00

City Manager Recommendation Minor adjustment to this plat. Recommend approval.

Action Taken

Requested by Todd Jacobsen

File Attachments

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments

DRAFT

Agenda Item Number : **3C**

Request For Council Action

Date Submitted 2013-09-13 09:40:12

Applicant Bob Hermandson - Bush and Gudgell

Quick Title Public Hearing/Ordinance - Final Plat Amendment

Subject Request to approve a Final Plat Amendment for "Bella Terrazza 2 at Sunbrook Amended"

Discussion The purpose of this Final Plat Amendment is to incorporate the patio area's that were Common Area in to the building design by making them Limited Common Area's.

Cost \$0.00

City Manager Recommendation Technical adjustment to this plat to include the patio areas moving them from limited common to Common areas. Recommend approval.

Action Taken

Requested by Todd Jacobsen

File Attachments

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments

DRAFT

Agenda Item Number : **3D**

Request For Council Action

Date Submitted 2013-09-13 09:39:13

Applicant Bob Hermandson - Bush and Gudgell

Quick Title Public Hearing/Ordinance - Final Plat Amendment

Subject Request to approve a Final Plat Amendment for "Bella Terrazza at Sunbrook 2nd Amended and Extended"

Discussion The purpose of this Final Plat Amendment is to incorporate the patio area's that were Common Area in to the building design by making them Limited Common Area's.

Cost \$0.00

City Manager Recommendation Similar to 3C to make a technical adjustment taking the patio area that previously housed the HVAC units from common areas to limited common areas. Recommend approval.

Action Taken

Requested by Todd Jacobsen

File Attachments

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments

DRAFTAgenda Item Number : **5A**

Request For Council Action

Date Submitted 2013-09-16 14:55:16

Applicant Christina Fernandez

Quick Title Parameter resolution for franchise tax revenue bonds

Subject A parameter resolution authorizing up to \$10,000,000 franchise tax revenue bonds.

Discussion This will be the last year of road bonds issued and backed by the City's portion of Class C. and Collector road funds from the state gasoline tax. This action would be to authorize up to \$10,000,000 in franchise tax backed revenue bonds to help fund the proposed Mall Drive bridge. The current budget has \$750,000 allocated to pay existing bonds. It is recommended that the City issue new bonds for up to fifteen years and continue to budget the \$750,000 from the State to cover debt service. It is anticipated that an annual \$750,000 payment with existing interest rates will result in about \$8-8.5 Million.

Cost \$0.00

City Manager Recommendation Recommend approval. Bids will be opened on this bridge on October 8th. This action will help us get in position if everything else is in order to issue bonds to help pay this cost.

Action Taken

Requested by Christina Fernandez

File Attachments

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments

DRAFTAgenda Item Number : **6A****Request For Council Action**

Date Submitted 2013-09-03 10:13:23**Applicant** PC**Quick Title** PC Report from 9/17/13**Subject** Consider the report from the Planning Commission of September 17, 2013.**Discussion** Due to the ULCT conference in SLC, the PC moved their meeting to Sept 17th (instead of 10th). At this point the PC agenda is not finalized but will have some preliminary and final plats and possibly a conditional use permit. Because the PC meeting is only 2 days prior to the City Council meeting the PC report from the 17th will be distributed at the CC meeting on the 19th.**Cost** \$0.00**City Manager Recommendation** Meeting will be held on the 17th info will be provided at the meeting on the 19th.**Action Taken****Requested by** Bob N**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

**CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH**

PLANNING COMMISSION REPORT: SEPTEMBER 17, 2013
CITY COUNCIL MEETING: SEPTEMBER 19, 2013

1. **PUBLIC HEARING TO BE ADVERTISED FOR OCTOBER 3, 2013**

Consider a request for a zone change for a future subdivision to be called “**Cornerstone**” on two (2) parcels from RE-12.5 (Residential Estates 12,500 square foot minimum lot size) on 10.6 acres and A-1 (Agricultural 40,000 square foot minimum lot size) to R-1-10 (Single Family Residential 10,000 square foot minimum lot size) on 11.9 acres. The parcel is generally located southeast of the intersection of Seegmiller Drive and 3000 East and directly south of the Bridle Gate Estates subdivision. The applicants are Three Thousand East LLC., Borley Enterprise Trust, and Charles Larsen, Trustee. The representative is Mr. Paul Blackmore, Blackrock Engineering. Case No. 2013-ZC-009. (Staff – Craig H.)

Note: The Planning Commission (PC) recommends denial – see comments under “Other Planning Commission Actions” (at the end of this report).

Note: The applicant has requested to appeal the PC recommendation.

2. **FINAL PLATS**

- A. Consider approval of a roadway final plat for “**Deserts Edge Drive.**” The representative is Mr. Roger Bundy, R & B Surveying. The property is located within the C-2 (Highway Commercial) and PD-R (Planned Development Residential) zones and is located off of the Southern Parkway Exit 6, Desert Canyons Parkway (south of the Southern Parkway). Case No. 2013-FP-033 (Staff – Todd J.).
- B. Consider approval of a final plat for “**Deserts Edge Phase 1**” a twenty-two (22) lot residential subdivision. The representative is Mr. Roger Bundy, R & B Surveying. The property is zoned PD-R (Planned Development Residential) and is located off of the Southern Parkway Exit 6, Desert Canyons Parkway (south of the Southern Parkway). Case No. 2013-FP-032 (Staff – Todd J.).
- C. Consider approval of a final plat for “**Blackrock Condominiums at Stonebridge Phase 6**” a twelve (12) unit residential condominium subdivision final plat. The representative is Mr. Brandon Anderson, Rosenberg Associates. The property is zoned PD-R (Planned Development Residential) and is located at approximately 2250 West and 230 North (north of Stonebridge Drive and west of Country Lane). Case No. 2013-FP-039 (Staff – Todd J.).
- D. Consider approval of a final plat for “**Painted Desert Phase 11**” a two (2) lot residential subdivision. The representative is Mr. Clay Tolbert, Southwest Consulting Services. The property is zoned PD-R (Planned Development Residential) and is located at approximately 1430 East and 2480 South (in the painted Desert development). Case No. 2013-FP-035 (Staff – Todd J.).

3. **FINAL PLAT AMENDMENTS – PUBLIC HEARINGS (5:00 P.M.)**

- A. Consider approval of “**Bella Terrazza at Sunbrook 2nd Amended and Extended**” a condominium residential subdivision to change some common area / limited common area to private area within the condominium units. The representative is Mr. Bob Hermandson, Bush and Gudgell. The property is zoned PD-R (Planned Development Residential) and is located at approximately 2090 West and 280 South (south of the Sunbrook Drive and west of Luce Del Sol Drive). Case No. 2013-FPA-046 (Staff –Todd J.).
- B. Consider approval of “**Bella Terrazza 2 at Sunbrook Amended**” a condominium residential subdivision to change some common area / limited common area to private area within the condominium units. The representative is Mr. Bob Hermandson, Bush and Gudgell. The property is zoned PD-R (Planned Development Residential) and is located at 2090 West and 280 South (south of the Sunbrook Drive and west of Luce Del Sol Drive. Case No. 2013-FPA-047 (Staff –Todd J.).
- C. Consider approval of “**Dolce Vista at Sunbrook Phase 1 Amended**” a thirty-nine (39) lot residential subdivision final plat. The representative is Mr. Brandon Anderson, Rosenberg Associates. The property is zoned PD-R (Planned Development Residential) and is located at approximately 2080 West and 510 South (off Alienta Drive and Alba Drive). Case No. 2013-FPA-045 (Staff – Todd J.)

4. **FINAL PLAT AMENDMENT**

Consider approval of “**Cox landing Phase 2 Amended**” a thirteen (13) lot residential subdivision final plat. The representative is Mr. Scott Woolsey, Alpha Engineering. The property is zoned R-1-10 (Single Family Residential 10,000 square foot minimum lot size) and is located at approximately 1085 South 900 East Street (east of Cox park). Case No. 2013-FPA-042.

5. **LOT LINE ADJUSTMENT / LOT SPLIT**

- A. Consider approval of a lot line adjustment within a recorded subdivision; **Lot 62 and Lot 63** of the “**Springs Estates Phase 5 Amended.**” The owner of Lot 63 needs 1,239 square feet of Lot 62 to accommodate the layout of the home he would like to build on the lot. This change will allow Lot 63 to place the driveway in the location needed for the home. The representative is Mr. Scott Woolsey, Alpha Engineering. The property is zoned RE-12.5 (Residential Estate 12,500 square foot minimum lot size) and is located at approximately 1240 South Sierra Vista Circle (in the Springs development). Case No. 2013-LRE-016 (Staff – Todd J.)
- B. Consider approval of a lot split not within a recorded subdivision at approx. “**1062 West Sunset Boulevard.**” The representative is Mr. Ried Pope, L.R. Pope Engineering. The zoning is C-3 (General Commercial) and is located at approx. 1062 West Sunset Boulevard (Papa Murphy’s). Case No. 2013-LRE-017 (Staff – Todd J.)

6. **PRELIMINARY PLAT**

Consider a preliminary plat request for “**Meadow Valley Farms – Phase 4 - 6**” to create sixty-seven (67) single family residential lots on 56.31 acres. The applicant is Development Solutions Group and the representatives are Mr. Stacy Young and Mr. Logan Blake. The property is zoned R-1-10 (Single Family Residential 10,000 square foot minimum lot size) and RE-20 (Residential Estate 20,000 square foot minimum lot size) and is located south of Rancho Verde Estates and west of Little Valley Road at approximately 2420 East and 4000 South. Case No. 2013-PP-039. (Staff – Wes J.).

7. **OTHER PLANNING COMMISSION ACTIONS (FYI)**

Zone Change: The Planning Commission (PC) considered and **recommended denial** of a request for a zone change for a future subdivision to be called “**Cornerstone**” on two (2) parcels from RE-12.5 (Residential Estates 12,500 square foot minimum lot size) on 10.6 acres and A-1 (Agricultural 40,000 square foot minimum lot size) to R-1-10 (Single Family Residential 10,000 square foot minimum lot size) on 11.9 acres.

The parcel is generally located southeast of the intersection of Seegmiller Drive and 3000 East and directly south of the Bridle Gate Estates subdivision. The applicants are Three Thousand East LLC., Borley Enterprise Trust, and Charles Larsen, Trustee. The representative is Mr. Paul Blackmore, Blackrock Engineering. Case No. 2013-ZC-009. (Staff – Craig H.)

The PC felt that the zone would be more appropriately rezoned to RE-12.5 (Residential Estate 12,500 square foot minimum lot size). The PC stated that an RE-12.5 zone would still allow limited animal rights and would be a better compliment to the equestrian uses in Little Valley and provide a better transition from the existing agriculture and RE zones.

Several residents spoke in opposition to the zone change.

A motion was made to approve the zone change, but died when there was no second. Another motion was made to deny the zone change with the accompanying recommendation that the applicant return with a request to rezone to RE-12.5. That vote was 4:2 in favor of denial.

The day following the PC meeting, the applicant’s represent sent an e-mail formally requesting to appeal the decision and asked that a hearing date be set for October 3rd.

PCR ITEM 2A

Final Plat

PLANNING COMMISSION AGENDA REPORT: 09/17/2013
CITY COUNCIL MEETING: 09/19/2013

FINAL PLAT

Deserts Edge Drive

Case No. 2013-FP-033

Request: Approval of a Roadway Dedication Final Plat

Representative: Roger Bundy, R&B Surveying
257 Prickley Pear Drive
Washington, UT 84780

Property: Located off of the Southern Parkway, Exit 6, Desert Canyons Parkway (south of the Southern Parkway)

Zone: C-2 & PD-R

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

PCR ITEM 2B
Final Plat

PLANNING COMMISSION AGENDA REPORT: 09/17/2013
CITY COUNCIL MEETING: 09/19/2013

FINAL PLAT

Deserts Edge Phase 1
Case No. 2013-FP-032

Request: Approval of a 22 Lot Residential Subdivision Final Plat

Representative: Roger Bundy, R&B Surveying
257 Prickley Pear Drive
Washington, UT 84780

Property: Located off of the Southern Parkway, Exit 6, Desert Canyons
Parkway (south of the Southern Parkway)

Zone: PD-R

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed
by the Community Development Department staff, (which includes
New Development Division staff and Planning & Zoning staff) and
Legal Department staff and it meets all of the preliminary plat
conditions and approvals.

P.C.: The Planning Commission recommends approval.

PCR ITEM 2C
Final Plat

PLANNING COMMISSION AGENDA REPORT: 09/17/2013
CITY COUNCIL MEETING: 09/19/2013

FINAL PLAT

Blackrock Condominiums at Stonebridge Phase 6

Case No. 2012-FP-039

Request: Approval of a 12 Unit Residential Condominium Subdivision Final Plat

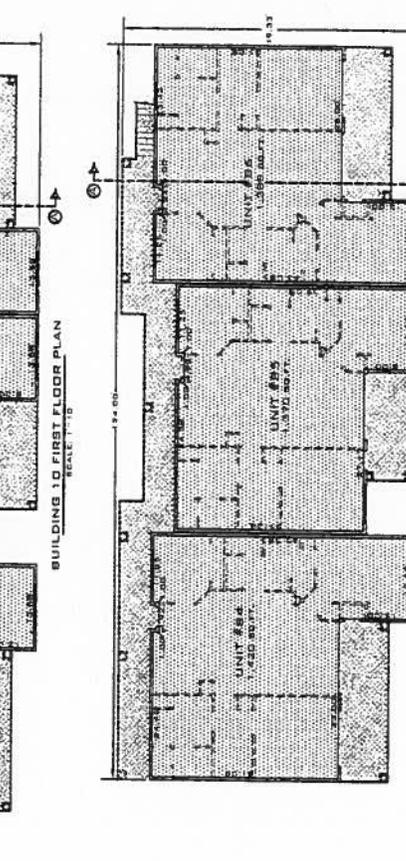
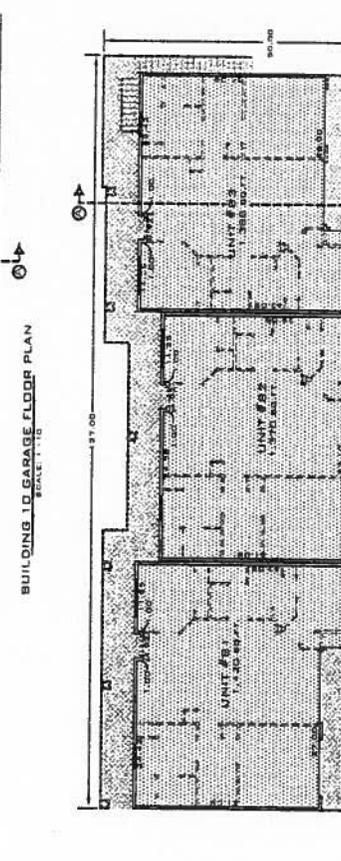
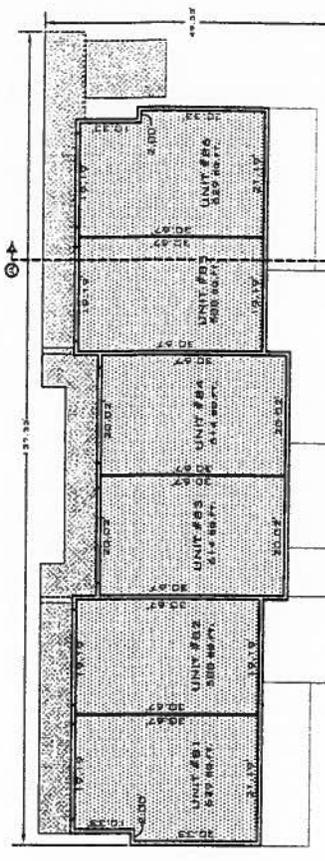
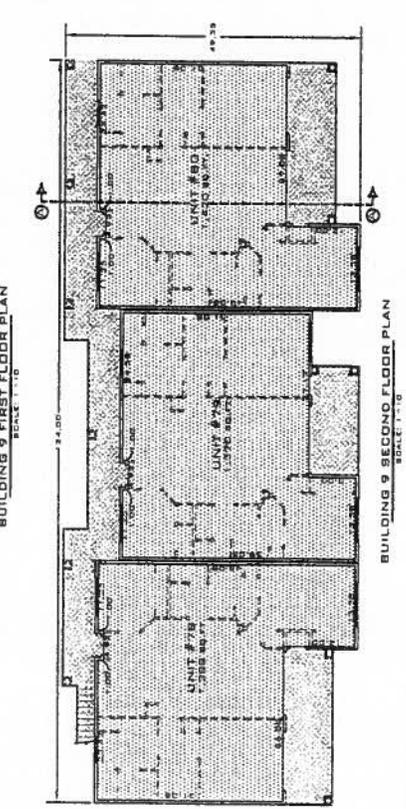
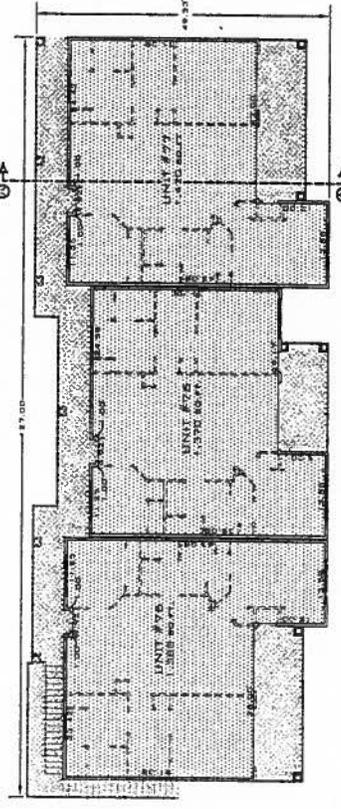
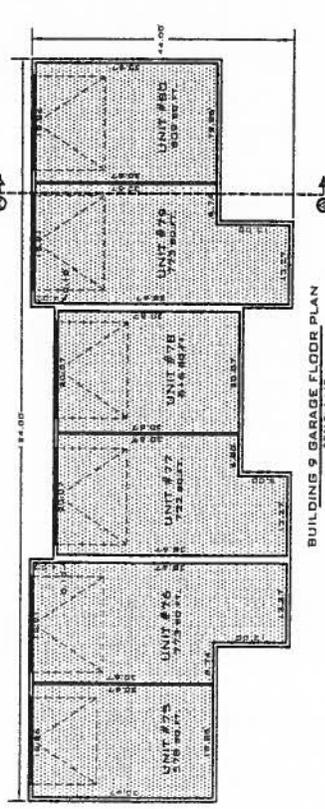
Representative: Brandon Anderson, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790

Property: Located at approximately 2250 West and 230 North (north of Stonebridge Drive and west of Country Lane)

Zone: PD-R

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.



LEGEND:

PRIVATE AREA

LIMITED COMMON AREA

COMMON AREA

ROSENBERG ASSOCIATES

BLACKROCK CONDOMINIUMS AT STONEBRIDGE - PHASE 6

LOCATED IN SECTION 22, TOWNSHIP 42 SOUTH,
RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN,
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

ROSENBERG ASSOCIATES
ENGINEERING & ARCHITECTURE
382 EAST RIVERDRIVE DRIVE, SUITE A-2,
PH (435) 673-8588 WWW.ROSNAL.COM

PROJECT NO. 1877-09-018
DATE: 11-20-07
SCALE: AS SHOWN

BY: [Signature]
CHECKED: [Signature]

PCR ITEM 2D

Final Plat

PLANNING COMMISSION AGENDA REPORT: 09/17/2013
CITY COUNCIL MEETING: 09/19/2013

FINAL PLAT

Painted Desert Phase 11

Case No. 2013-FP-035

Request: Approval of an 2 Lot Residential Subdivision Final Plat

Representative: Clay Tolbert, Southwest Consulting Services
435 East Tabernacle, Suite 302
St. George, UT 84770

Property: Located at approximately 1430 East and 2480 South (in the Painted Desert Development)

Zone: PD-R

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed and sworn Surveyor of the State of Washington, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor of the State of Washington. I further certify that the same is a true and correct copy of the original as shown to me by the owner thereof. My commission expires on the 15th day of December, 1913.

PAINTED DESERT ESTATES PHASE 11

THE CITY OF ST. GEORGE HAS REVIEWED THIS PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY ZONING ORDINANCES AND THE CITY PLAT ACT.

BOUNDARY DESCRIPTION

THE BOUNDARY OF THE SEVERAL LOTS AND BLOCKS SHOWN ON THIS PLAT IS DESCRIBED AS FOLLOWS: ...

DATE: _____



OWNER'S DEDICATION AND CONSENT TO RECORD

WE, the undersigned, do hereby dedicate and consent to the recording of this plat in the public records of the State of Washington, and we further consent that the same may be recorded in the public records of the State of Washington.

PAINTED DESERT ESTATES PHASE 11

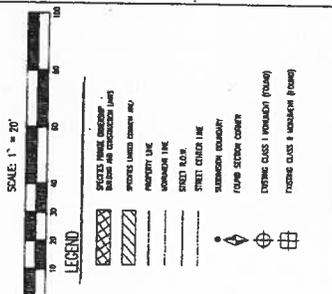
FOR COPY AND BOUNDARY DESCRIPTIONS REFER TO THE RECORDS OF THE COUNTY OF WASHINGTON, PUBLIC RECORDS OF THE STATE OF WASHINGTON.

ACKNOWLEDGMENT

I, the undersigned, do hereby acknowledge the recording of this plat in the public records of the State of Washington, and I further consent that the same may be recorded in the public records of the State of Washington.

PAINTED DESERT ESTATES PHASE 11

RECORDED PUBLIC: _____
COMMISSION NUMBER: _____
DATE: _____

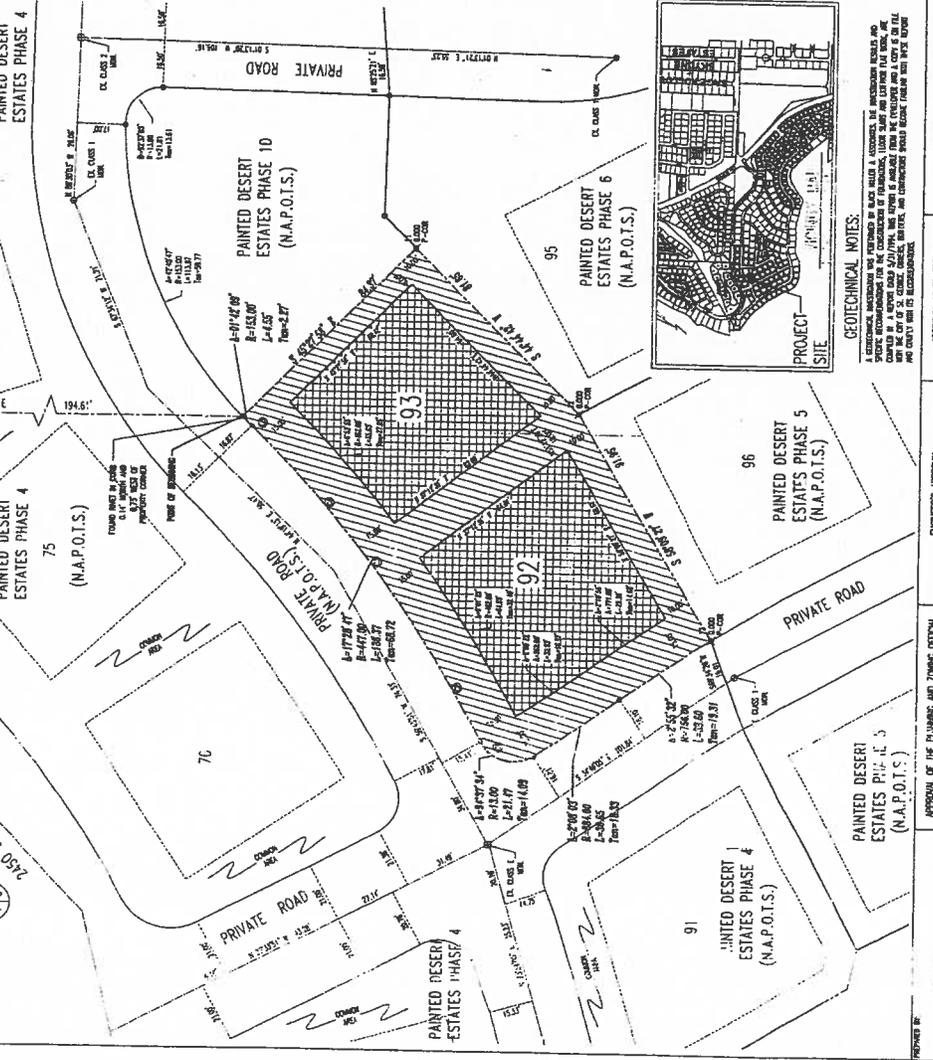
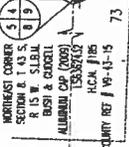


CURVE TABLE

CURVE	BEARING	LENGTH	DIAMETER
C1	S 81° 10' E	7.10	1.00
C2	E 10° 10' N	6.57	3.15
C3	S 81° 10' E	7.10	1.00
C4	E 10° 10' N	6.57	3.15
C5	S 81° 10' E	7.10	1.00
C6	E 10° 10' N	6.57	3.15

GENERAL NOTES AND RESTRICTIONS:

- 1. THE BOUNDARY OF THE SEVERAL LOTS AND BLOCKS SHOWN ON THIS PLAT IS DESCRIBED AS FOLLOWS: ...
- 2. THE CITY OF ST. GEORGE HAS REVIEWED THIS PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY ZONING ORDINANCES AND THE CITY PLAT ACT.
- 3. THE CITY OF ST. GEORGE HAS REVIEWED THIS PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY ZONING ORDINANCES AND THE CITY PLAT ACT.



GEOTECHNICAL NOTES:

1. THE BOUNDARY OF THE SEVERAL LOTS AND BLOCKS SHOWN ON THIS PLAT IS DESCRIBED AS FOLLOWS: ...

APPROVAL	DATE	CITY OF ST. GEORGE
PLANNING AND ZONING OFFICIAL	_____ AD. 20	CITY OF ST. GEORGE
ENGINEER'S APPROVAL	_____ AD. 20	CITY OF ST. GEORGE
APPROVAL AS TO FORM	_____ AD. 20	CITY OF ST. GEORGE
APPROVAL OF THE PLANNING COMMISSION	_____ AD. 20	CITY OF ST. GEORGE
CITY ATTORNEY	_____ AD. 20	CITY OF ST. GEORGE
RECORDED APPROVAL	_____ AD. 20	CITY OF ST. GEORGE



415 East Main St., Suite 415
St. George, UT 84770
Phone: 435.963.6021
www.stgeorge.com

ITEM 3A

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 09/17/2013
CITY COUNCIL MEETING: 09/19/2013

FINAL PLAT AMENDMENT

Bella Terrazza @ Sunbrook 2nd Amended and Extended
Case No. 2013-FPA-046

Request: Approval of a Condominium Residential Subdivision Final Plat Amendment

Representative: Bob Hermandson, Bush and Gudgell
205 E. Tabernacle St., Suite 4
St. George, UT 84770

Property: Located at approximately 2090 West and 280 South (south of the Sunbrook Drive and west of Luce Del Sol Drive)

Zone: PD-R

Staff Comments: The purpose of this Amended Plat is to change some common area/limited common area to private area within the condominium units. No other changes were made or intended.

All aspects of this Final Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval.

Surveyor's Certificate

JAMES A. BAKER, SURVEYOR, BEING ASKED TO CERTIFY THAT, IN A RECORDED LAMP SURVEY OF THE EAST HALF OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE COUNTY, UTAH, HE HAS FOUND THAT THE BOUNDARIES AND AREA DESCRIBED IN THE PLAT ARE CORRECTLY SHOWN AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE UTAH SURVEYING ACT AND THE RULES AND REGULATIONS THEREUNDER. HE HAS FOUND THAT THE BOUNDARIES AND AREA DESCRIBED IN THE PLAT ARE CORRECTLY SHOWN AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE UTAH SURVEYING ACT AND THE RULES AND REGULATIONS THEREUNDER.

Boundary Description

THE BOUNDARIES OF THE EAST HALF OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE COUNTY, UTAH, AS SHOWN ON THE PLAT ARE CORRECTLY SHOWN AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE UTAH SURVEYING ACT AND THE RULES AND REGULATIONS THEREUNDER.

Owner's Dedication

THE EAST HALF OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE COUNTY, UTAH, IS HEREBY DEDICATED TO THE PUBLIC AS A PUBLIC HIGHWAY AND TRAIL.

Corporate Acknowledgment

I, the undersigned, being duly authorized, do hereby certify that the foregoing is a true and correct copy of the resolution of the Board of Directors of Bella Terrazza Sunbrook, Inc., as amended and extended.

2nd Amendment Narrative

THE PURPOSE OF THIS AMENDMENT IS TO REVISE THE PLAT TO CORRECT THE BOUNDARIES AND AREA DESCRIBED IN THE PLAT TO ACCURATELY REFLECT THE ACTUAL SURVEY AND TO CORRECT THE MISTAKES AND OMISSIONS IN THE PLAT.

General Notes and Restrictions:

1. THE PLAT IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS OF THE CITY OF ST. GEORGE, UTAH, AND THE STATE OF UTAH.

2. THE PLAT IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS OF THE CITY OF ST. GEORGE, UTAH, AND THE STATE OF UTAH.

Legend

● ALL UNBOUND AND PROPERTY (NOT) CONVEYED TO BE SET BY THE PLAT
 ▲ ALL CONVEYED PROPERTY, UNLESS OTHERWISE SPECIFIED ON THE PLAT
 ◆ ALL CONVEYED PROPERTY, UNLESS OTHERWISE SPECIFIED ON THE PLAT
 ○ ALL CONVEYED PROPERTY, UNLESS OTHERWISE SPECIFIED ON THE PLAT

2nd Amendment Narrative

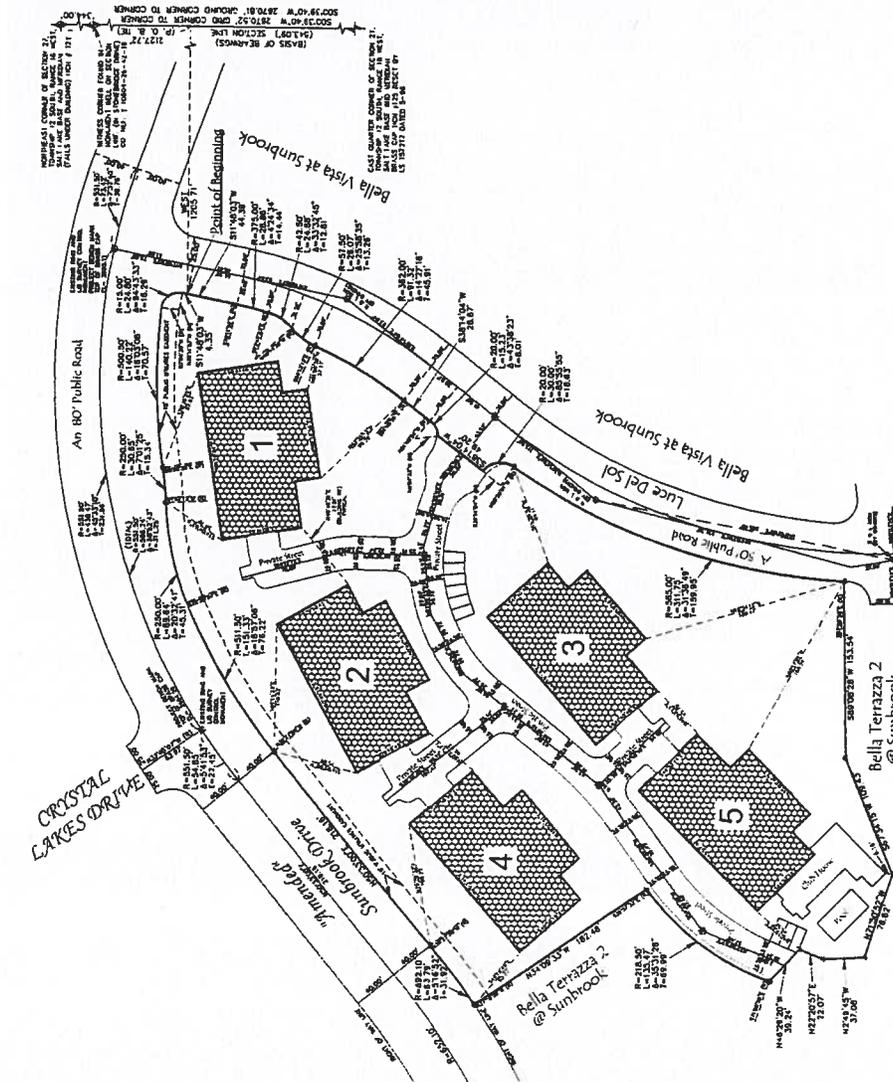
THE PURPOSE OF THIS AMENDMENT IS TO REVISE THE PLAT TO CORRECT THE BOUNDARIES AND AREA DESCRIBED IN THE PLAT TO ACCURATELY REFLECT THE ACTUAL SURVEY AND TO CORRECT THE MISTAKES AND OMISSIONS IN THE PLAT.

2nd Amendment Narrative

THE PURPOSE OF THIS AMENDMENT IS TO REVISE THE PLAT TO CORRECT THE BOUNDARIES AND AREA DESCRIBED IN THE PLAT TO ACCURATELY REFLECT THE ACTUAL SURVEY AND TO CORRECT THE MISTAKES AND OMISSIONS IN THE PLAT.

2nd Amendment Narrative

THE PURPOSE OF THIS AMENDMENT IS TO REVISE THE PLAT TO CORRECT THE BOUNDARIES AND AREA DESCRIBED IN THE PLAT TO ACCURATELY REFLECT THE ACTUAL SURVEY AND TO CORRECT THE MISTAKES AND OMISSIONS IN THE PLAT.



2nd Amendment Narrative

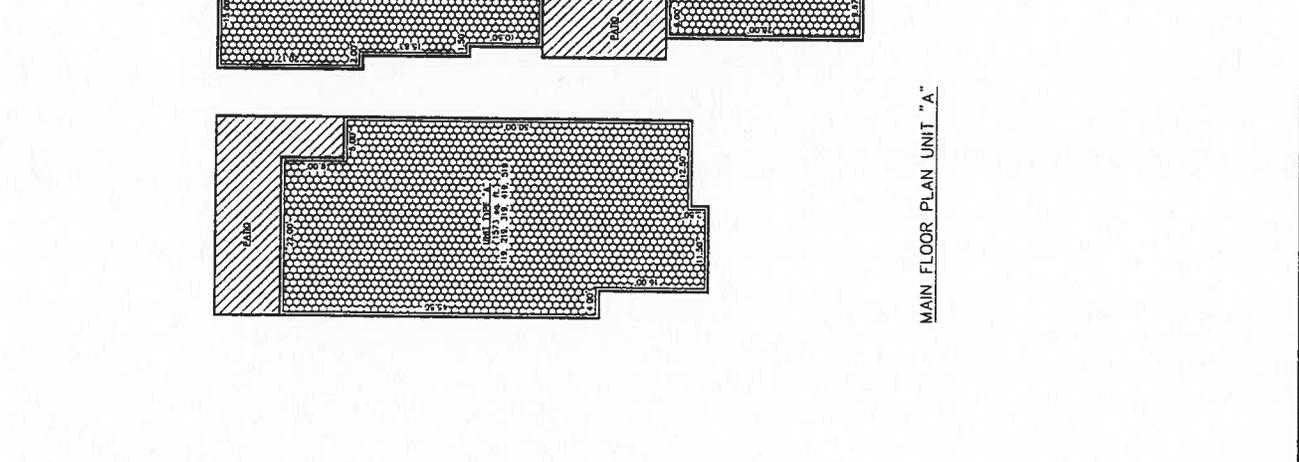
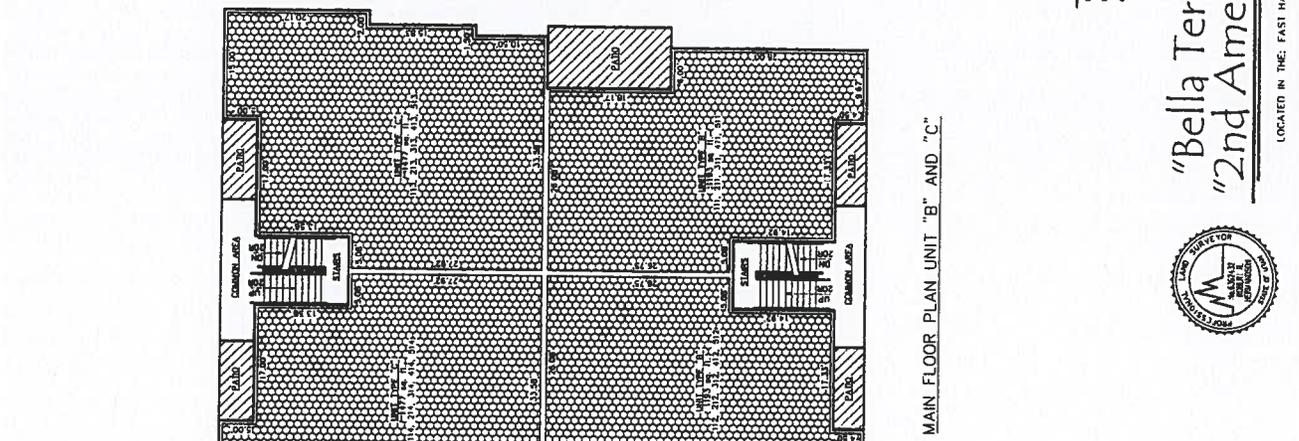
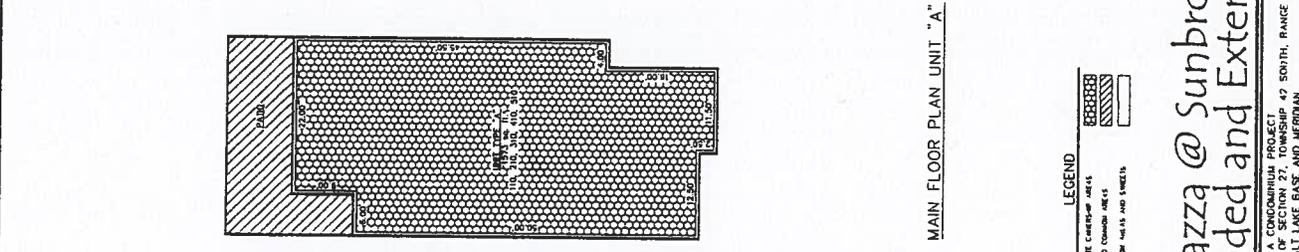
THE PURPOSE OF THIS AMENDMENT IS TO REVISE THE PLAT TO CORRECT THE BOUNDARIES AND AREA DESCRIBED IN THE PLAT TO ACCURATELY REFLECT THE ACTUAL SURVEY AND TO CORRECT THE MISTAKES AND OMISSIONS IN THE PLAT.

2nd Amendment Narrative

THE PURPOSE OF THIS AMENDMENT IS TO REVISE THE PLAT TO CORRECT THE BOUNDARIES AND AREA DESCRIBED IN THE PLAT TO ACCURATELY REFLECT THE ACTUAL SURVEY AND TO CORRECT THE MISTAKES AND OMISSIONS IN THE PLAT.

"Bella Terrazza @ Sunbrook" "2nd Amended and Extended"

A CONDOMINIUM PROJECT
LOCATED IN THE: EAST HALF OF SECTION 27, TOWNSHIP 47 NORTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN



BUILDING #1

UNIT NUMBER	GARAGE FLOOR ELEVATION	GARAGE CEILING FLOOR ELEVATION	FLOOR UNIT CEILING ELEVATION	SOFT. TYPE	UNIT TYPE
101	2704.00	2714.50	2725.67	2725.67	1973 A
102	2704.00	2714.50	2725.67	2725.67	1973 B
103	2704.00	2714.50	2725.67	2725.67	1973 C
104	2704.00	2714.50	2725.67	2725.67	1973 D
105	2704.00	2714.50	2725.67	2725.67	1973 E
106	2704.00	2714.50	2725.67	2725.67	1973 F
107	2704.00	2714.50	2725.67	2725.67	1973 G
108	2704.00	2714.50	2725.67	2725.67	1973 H
109	2704.00	2714.50	2725.67	2725.67	1973 I
110	2704.00	2714.50	2725.67	2725.67	1973 J

BUILDING #2

UNIT NUMBER	GARAGE FLOOR ELEVATION	GARAGE CEILING FLOOR ELEVATION	FLOOR UNIT CEILING ELEVATION	SOFT. TYPE	UNIT TYPE
200	2706.33	2716.83	2728.00	2728.00	1973 A
201	2706.33	2716.83	2728.00	2728.00	1973 B
202	2706.33	2716.83	2728.00	2728.00	1973 C
203	2706.33	2716.83	2728.00	2728.00	1973 D
204	2706.33	2716.83	2728.00	2728.00	1973 E
205	2706.33	2716.83	2728.00	2728.00	1973 F
206	2706.33	2716.83	2728.00	2728.00	1973 G
207	2706.33	2716.83	2728.00	2728.00	1973 H
208	2706.33	2716.83	2728.00	2728.00	1973 I
209	2706.33	2716.83	2728.00	2728.00	1973 J

BUILDING #3

UNIT NUMBER	GARAGE FLOOR ELEVATION	GARAGE CEILING FLOOR ELEVATION	FLOOR UNIT CEILING ELEVATION	SOFT. TYPE	UNIT TYPE
300	2709.00	2719.50	2730.67	2730.67	1973 A
301	2709.00	2719.50	2730.67	2730.67	1973 B
302	2709.00	2719.50	2730.67	2730.67	1973 C
303	2709.00	2719.50	2730.67	2730.67	1973 D
304	2709.00	2719.50	2730.67	2730.67	1973 E
305	2709.00	2719.50	2730.67	2730.67	1973 F
306	2709.00	2719.50	2730.67	2730.67	1973 G
307	2709.00	2719.50	2730.67	2730.67	1973 H
308	2709.00	2719.50	2730.67	2730.67	1973 I
309	2709.00	2719.50	2730.67	2730.67	1973 J

BUILDING #4

UNIT NUMBER	GARAGE FLOOR ELEVATION	GARAGE CEILING FLOOR ELEVATION	FLOOR UNIT CEILING ELEVATION	SOFT. TYPE	UNIT TYPE
400	2707.33	2717.83	2729.00	2729.00	1973 A
401	2707.33	2717.83	2729.00	2729.00	1973 B
402	2707.33	2717.83	2729.00	2729.00	1973 C
403	2707.33	2717.83	2729.00	2729.00	1973 D
404	2707.33	2717.83	2729.00	2729.00	1973 E
405	2707.33	2717.83	2729.00	2729.00	1973 F
406	2707.33	2717.83	2729.00	2729.00	1973 G
407	2707.33	2717.83	2729.00	2729.00	1973 H
408	2707.33	2717.83	2729.00	2729.00	1973 I
409	2707.33	2717.83	2729.00	2729.00	1973 J

BUILDING #5

UNIT NUMBER	GARAGE FLOOR ELEVATION	GARAGE CEILING FLOOR ELEVATION	FLOOR UNIT CEILING ELEVATION	SOFT. TYPE	UNIT TYPE
500	2723.32	2733.82	2745.00	2745.00	1973 A
501	2723.32	2733.82	2745.00	2745.00	1973 B
502	2723.32	2733.82	2745.00	2745.00	1973 C
503	2723.32	2733.82	2745.00	2745.00	1973 D
504	2723.32	2733.82	2745.00	2745.00	1973 E
505	2723.32	2733.82	2745.00	2745.00	1973 F
506	2723.32	2733.82	2745.00	2745.00	1973 G
507	2723.32	2733.82	2745.00	2745.00	1973 H
508	2723.32	2733.82	2745.00	2745.00	1973 I
509	2723.32	2733.82	2745.00	2745.00	1973 J

LEGEND

WHITE COMB-GRID AREAS
 LIMITED COMB-GRID AREAS
 COMB-GRID AREAS AND SWELLS

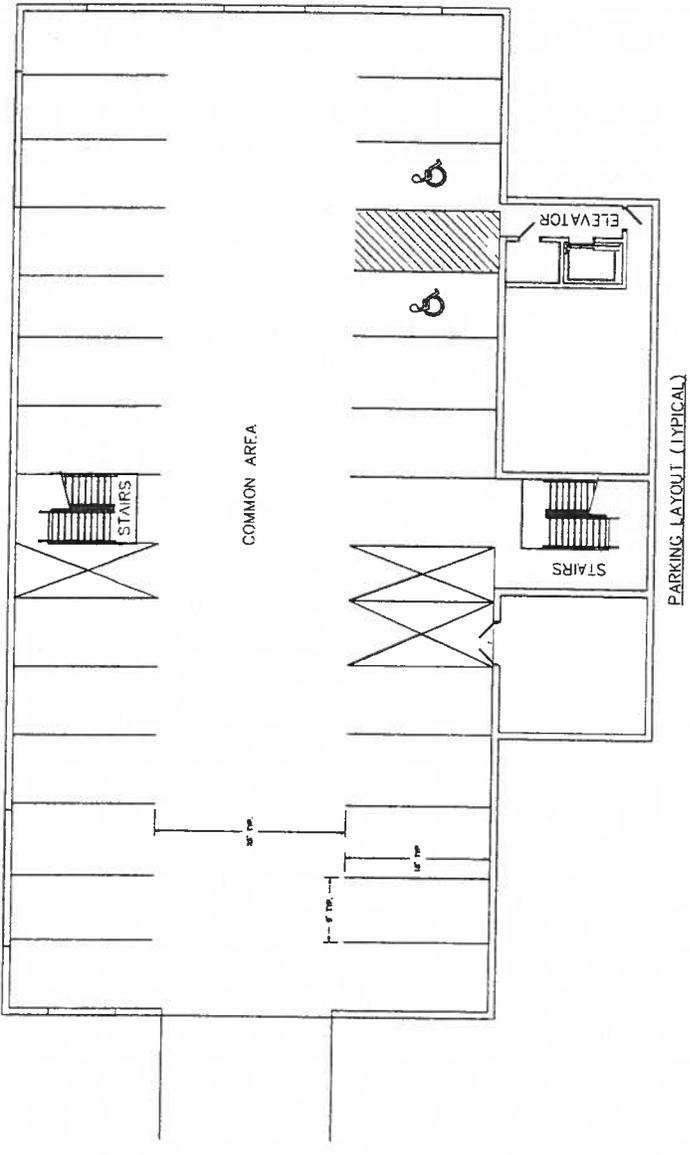
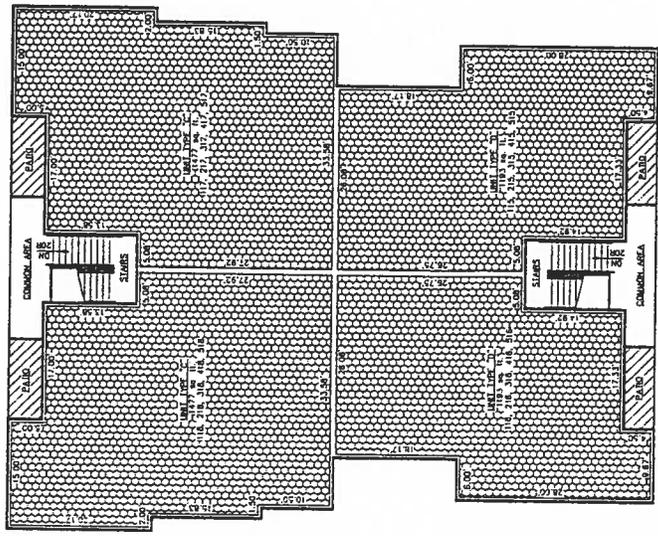




"Bella Terrazza @ Sunbrook" "2nd Amended and Extended"

A CONDOMINIUM PROJECT
 SECTION 27, TOWNSHIP 42 SOUTH, RANGE 16 WEST
 SALT LAKE BASIN AND MERRIDAN

UPPER FLOOR PLAN UNIT "C" AND "D"



LEGEND

[Hatched Pattern]	PRIVATE CONDOMINIUM AREAS
[Hatched Pattern]	UNITED COMMON AREAS
[Hatched Pattern]	COMMON AREAS AND STAIRS

BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 105 WEST WASHINGTON STREET #4
 SALT LAKE CITY, UTAH 84119
 PHONE (801) 473-1373
 FAX (801) 473-1374



Project:	Bella Terrazza @ Sunbrook 2nd Amended and Extended
Location:	SECTION 27, TOWNSHIP 42 SOUTH, RANGE 16 WEST
Client:	SALT LAKE BASIN AND MERRIDAN
Scale:	AS SHOWN
Drawn:	JWG
Checked:	JWG
Approved:	JWG
Date:	11/11/17

SHEET 5
 SHEETS 6
 SUBSECTION

ITEM 3B
Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT:
CITY COUNCIL MEETING:

09/17/2013
09/19/2013

FINAL PLAT AMENDMENT

Bella Terrazza 2 @ Sunbrook Amended

Case No. 2013-FPA-047

Request: Approval of a Condominium Residential Subdivision Final Plat Amendment

Representative: Bob Hermandson, Bush and Gudgell
205 E. Tabernacle St., Suite 4
St. George, UT 84770

Property: Located at approximately 2090 West and 280 South (south of the Sunbrook Drive and west of Luce Del Sol Drive)

Zone: PD-R

Staff Comments: The purpose of this Amended Plat is to change some common area/limited common area to private area within the condominium units. No other changes were made or intended.

All aspects of this Final Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval

DATE	BY	REVISION

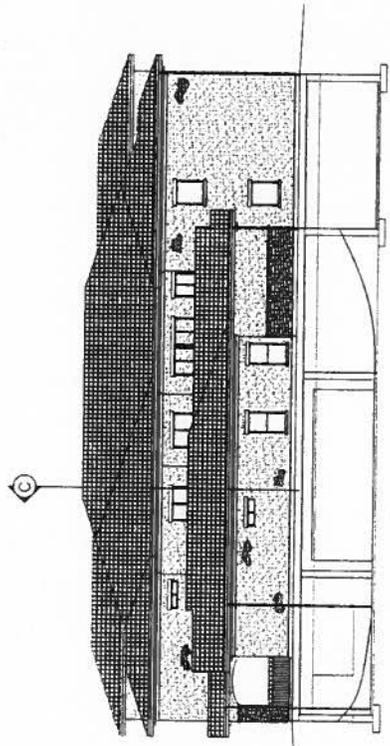
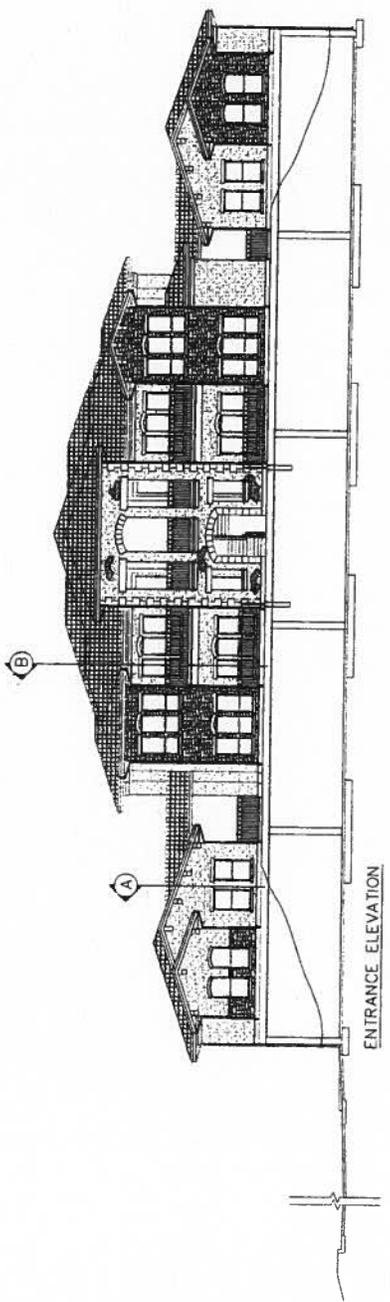
BUSH & GUDDELL, INC.
 ENGINEERS - ARCHITECTS - SURVEYORS
 100 EAST WASHINGTON STREET #4
 SALT LAKE CITY, UTAH 84102
 PHONE (801) 473-1373



Drawn: J. HARRIS
 Checked: J. HARRIS
 Approved: J. HARRIS
 Date: 1/11/17

"Bella Terrazza 2 @ Sunbrook Amended"
 A CONDOMINIUM PROJECT
 LOCATED IN SECTION 27, TOWNSHIP 42 SOUTH, RANGE 16 WEST
 SALT LAKE BASIN AND MERIDIAN

SHEET
 2
 9
 SHEETS



SIDE ELEVATION



"Bella Terrazza 2 @ Sunbrook" "Amended"

A CONDOMINIUM PROJECT
 LOCATED IN THE SW QUARTER OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 16 WEST
 SALT LAKE BASIN AND MERIDIAN

NO.	DATE	BY	REVISION

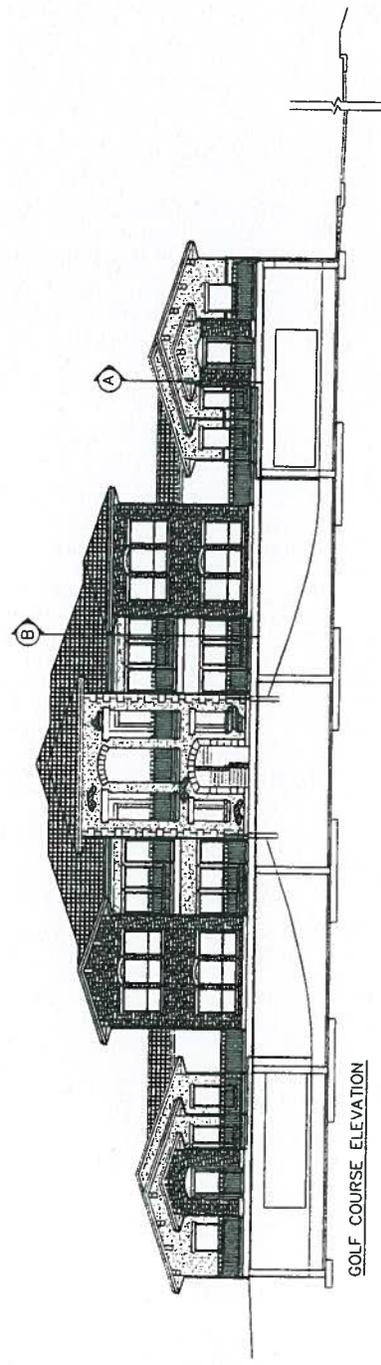
BUSH & GUDDELL, INC.
 ARCHITECTS - PLANNERS - SURVEYORS
 51 SOUTH GUY CARL AVENUE
 SUITE 1000
 FORT LAUDERDALE, FLORIDA 33304
 PHONE (954) 571-1313



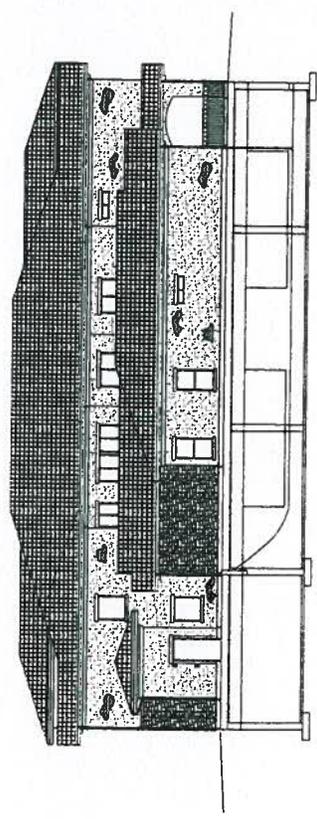
Drawn: []
 Checked: []
 Approved: []
 Date: []

"Bella Terrazza 2 @ Sunbrook Amended"
 A CONDOMINIUM PROJECT
 LOCATED IN
 SECTION 27, TOWNSHIP 49 SOUTH, RANGE 16 WEST
 SALT LAKE BASE AND MERIDIAN

SHEET
 3
 6
 SHEETS
 17/23/22



GOLF COURSE ELEVATION



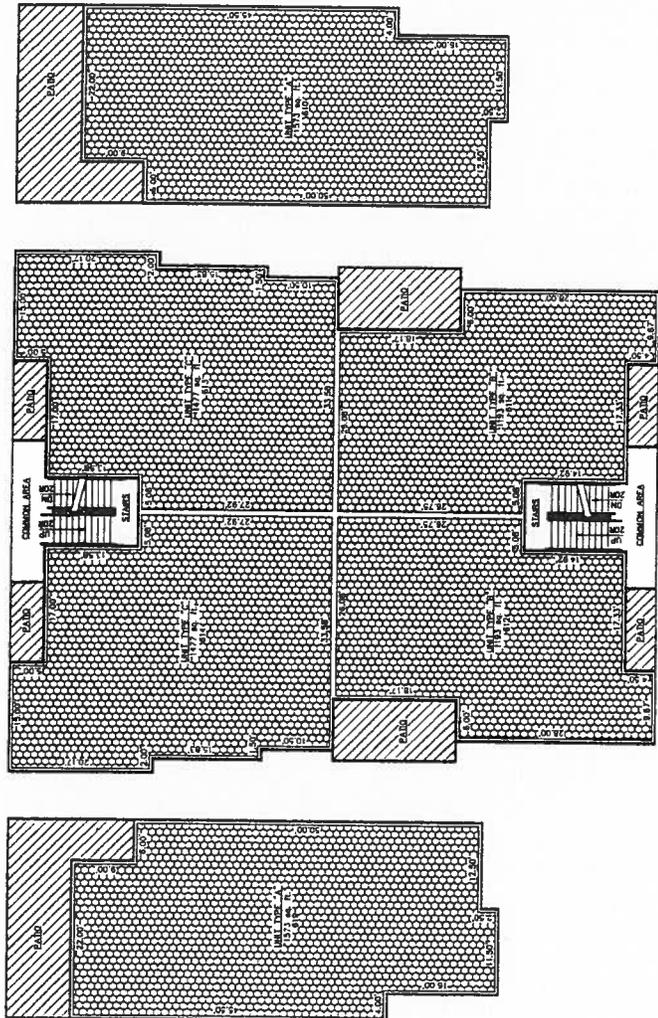
SIDE ELEVATION



"Bella Terrazza 2 @ Sunbrook" "Amended"

A CONDOMINIUM PROJECT
 LOCATED IN THE SW QUARTER OF SECTION 27, TOWNSHIP 49 SOUTH, RANGE 16 WEST
 SALT LAKE BASE AND MERIDIAN

UNIT NUMBER	GARAGE FLOOR		GARAGE CEILING		UNIT FLOOR		UNIT CEILING		UNIT TYPE
	ELEVATION	SOFT. TYPE	ELEVATION	SOFT. TYPE	ELEVATION	SOFT. TYPE	ELEVATION	SOFT. TYPE	
410	2174.51		2178.00		2178.00		2178.00		1103 A
411	2174.33		2178.00		2178.00		2178.00		1103 B
412	2174.33		2178.00		2178.00		2178.00		1103 C
413	2174.33		2178.00		2178.00		2178.00		1103 D
414	2174.33		2178.00		2178.00		2178.00		1103 E
415	2174.33		2178.00		2178.00		2178.00		1103 F
416	2174.33		2178.00		2178.00		2178.00		1103 G
417	2174.33		2178.00		2178.00		2178.00		1103 H
418	2174.33		2178.00		2178.00		2178.00		1103 I
419	2174.33		2178.00		2178.00		2178.00		1103 J
420	2174.33		2178.00		2178.00		2178.00		1103 K



MAIN FLOOR PLAN UNIT "A"

MAIN FLOOR PLAN UNIT "B" AND "C"

MAIN FLOOR PLAN UNIT "A"



LEGEND
 PRIVATE OWNERSHIP AREAS
 UNITS COMMON AREAS
 COMMON AREAS AND STAIRS

"Bella Terrazza 2 @ Sunbrook" "Amended"

A CONDOMINIUM PROJECT
 LOCATED IN THE: SW QUARTER OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 16 WEST
 SALT LAKE BASIN AND MERIDIAN

DATE	DESCRIPTION	BY
1-10-08	REVISIONS TO PLANS	...

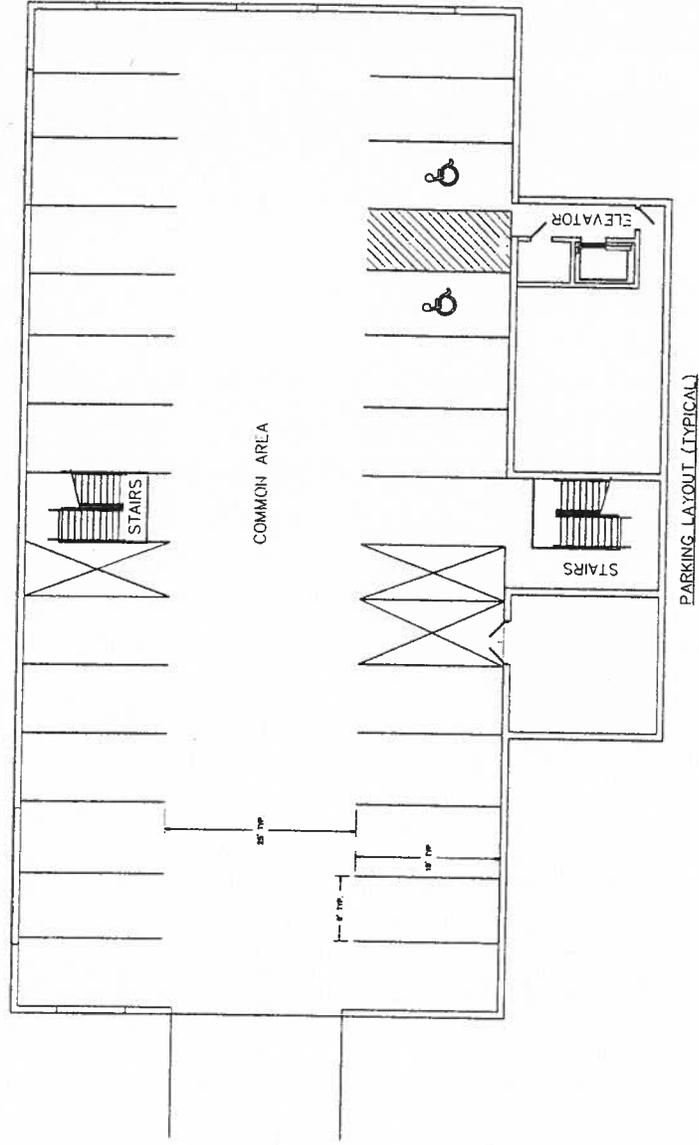
BUSH & GUDGELL, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 208 EAST WASHINGTON STREET #4
 ST. LOUIS, MISSOURI 63102
 PHONE (314) 516-1111
 FAX (314) 516-1112



Project: **"Bella Terrazza 2 @ Sunbrook Amended"**
 Location: **SECTION 27, TOWNSHIP 42 SOUTH, RANGE 16 WEST**
 Drawn: **...**
 Checked: **...**
 Approved: **...**
 Date: **1-10-08**

"Bella Terrazza 2 @ Sunbrook Amended"
 SECTION 27, TOWNSHIP 42 SOUTH, RANGE 16 WEST
 A CONDOMINIUM PROJECT
 LOCATED IN
 SALT LAKE BASE AND MERIDIAN

SHEET **5**
 OF **6**
 SHEETS



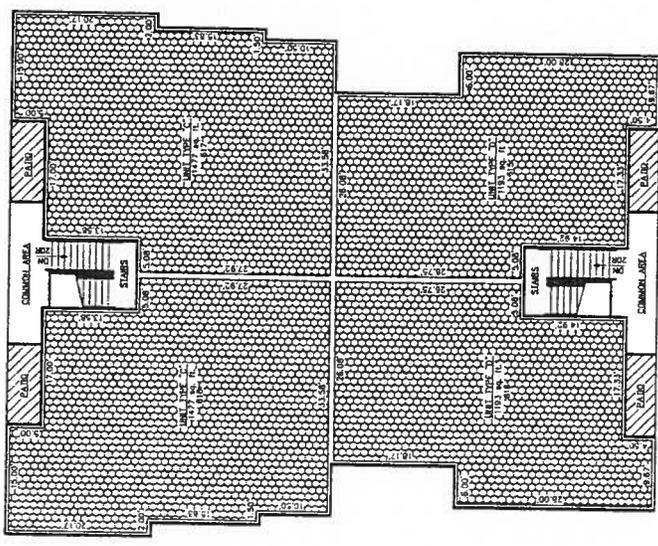
PARKING LAYOUT (TYPICAL)



LEGEND
 PRIVATE OWNERSHIP AREAS
 UNIMPROVED COMMON AREAS
 COMMON AREAS AND EASEMENTS

"Bella Terrazza 2 @ Sunbrook" "Amended"

A CONDOMINIUM PROJECT
 LOCATED IN THE SW QUARTER OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 16 WEST
 SALT LAKE BASE AND MERIDIAN

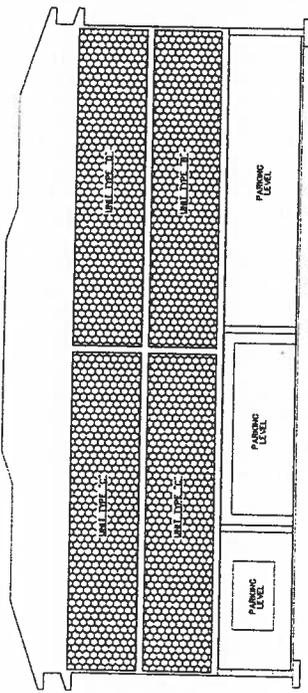
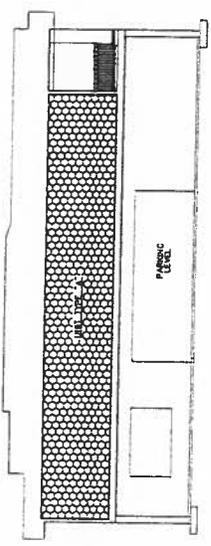


UPPER FLOOR PLAN UNIT "C" AND "D"

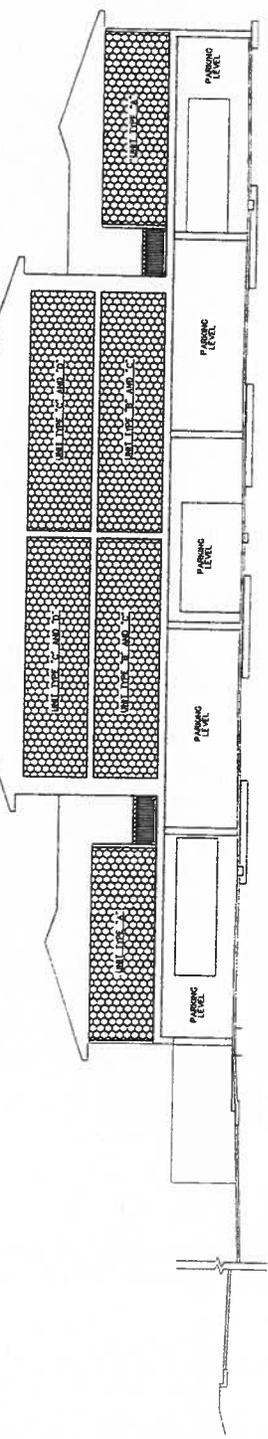


"Bella Terrazza 2 @ Sunbrook" "Amended"

A CONDOMINIUM PROJECT
 LOCATED IN THE SW QUARTER OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 18 WEST
 SALT LAKE BASE AND MERIDIAN



BUILDING SECTION 'B'



LEGEND

	PRIVATE DEVELOPMENT AREAS
	LIMITED COMMON AREAS
	COMMON AREAS AND STREETS

ITEM 3C

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 09/17/2013
CITY COUNCIL MEETING: 09/19/2013

FINAL PLAT AMENDMENT

Dolce Vista @ Sunbrook Phase 1 Amended

Case No. 2013-FPA-045

Request: Approval of a 39 Lot Residential Subdivision Final Plat

Representative: Brandon Anderson, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790

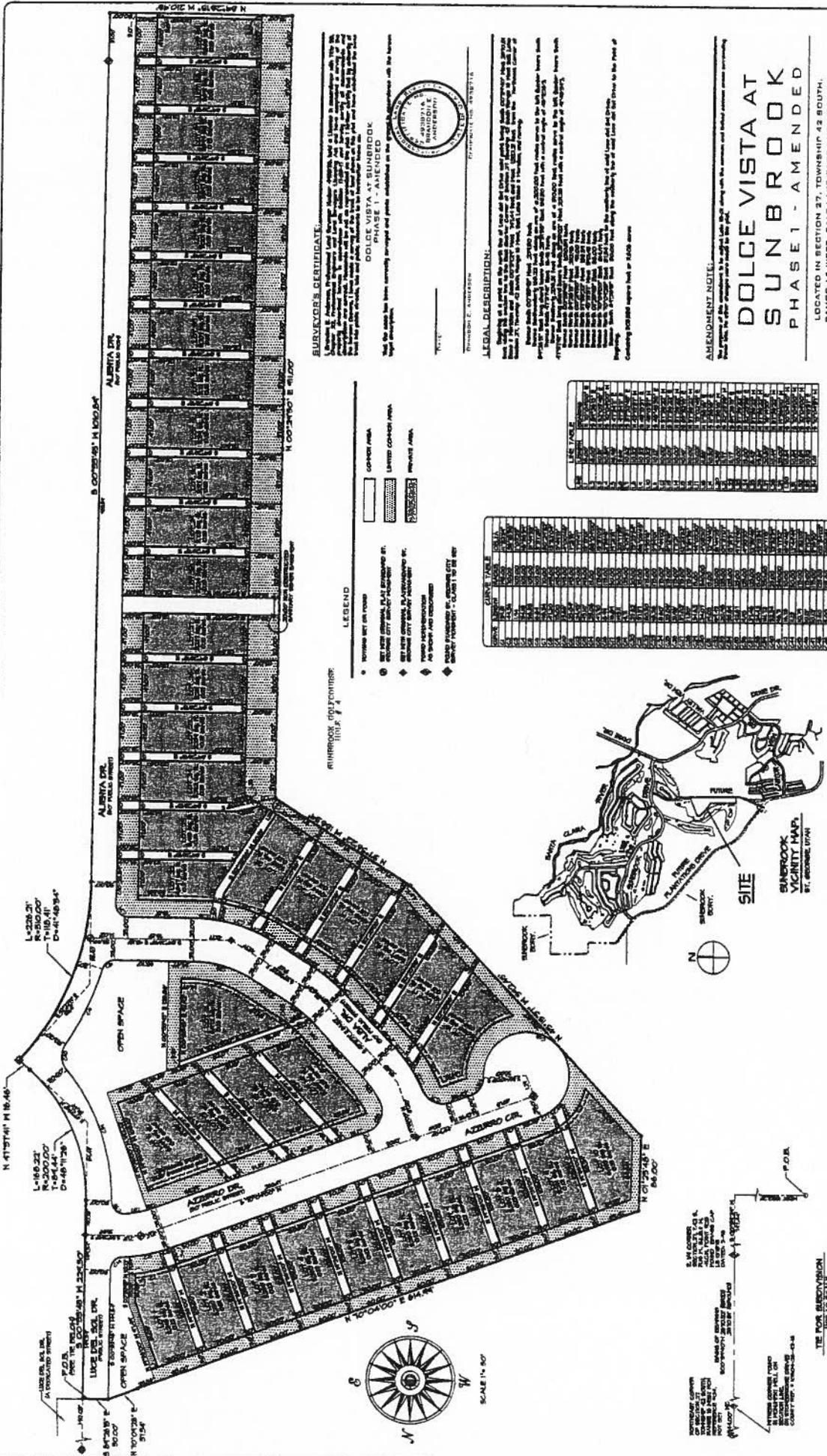
Property: Located at approximately 2080 West and 510 South (off Alienta Drive and Alba Drive)

Zone: PD-R

Staff Comments: The purpose of this Final Plat Amendment is to adjust the Lot Lines and Common Area between Lots 18, 19, 20, 21, 22, and 23. The reason for this is because the house on Lot 18 was not built on the original building pad and encroached into the common area. In order to maintain the minimum zoning requirements the other lots needed to be adjusted. No other changes were made or intended with this Final Plat Amendment.

All aspects of this Final Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval



SURVEYOR'S CERTIFICATE:
 I, Andrew B. Anderson, Professional Land Surveyor, State of Utah, do hereby certify that the foregoing plat is a true and correct copy of the original recordable map as shown to me by the engineer in charge of the same, and that the same was duly filed for record in the office of the County Clerk of Salt Lake County, Utah, on this 10th day of December, 2007. My commission expires on the 31st day of December, 2009. In testimony whereof, I have hereunto set my hand and the seal of my office at Salt Lake City, Utah, this 10th day of December, 2007.

ANDREW B. ANDERSON
 SURVEYOR

LEGAL DESCRIPTION:
 The following is a description of the land shown on the above plat, which is the same as the land shown on the original recordable map as shown to me by the engineer in charge of the same, and which is the same as the land shown on the original recordable map as shown to me by the engineer in charge of the same, and which is the same as the land shown on the original recordable map as shown to me by the engineer in charge of the same.

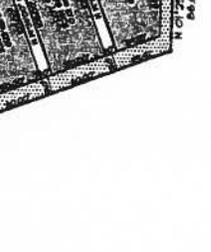
AMENDMENT NOTE:
 This plan is an amendment to the original plan filed with the same name and number as shown on the original plan. The original plan is recorded in the office of the County Clerk of Salt Lake County, Utah, on this 10th day of December, 2007. The original plan is recorded in the office of the County Clerk of Salt Lake County, Utah, on this 10th day of December, 2007. The original plan is recorded in the office of the County Clerk of Salt Lake County, Utah, on this 10th day of December, 2007.

**DOLGE VISTA AT
 SUNBROOK
 PHASE I - AMENDED**

LOCATED IN SECTION 27, TOWNSHIP 42 SOUTH,
 RANGE 18 WEST, RALY LAKE BASIN AND MERIDIAN

PAGE 1 OF 2

- LEGEND**
- RESERVED LOT OR CORNER
 - UNIMPROVED LOT OR CORNER
 - IMPROVED LOT OR CORNER
 - UNIMPROVED LOT OR CORNER
 - IMPROVED LOT OR CORNER
 - UNIMPROVED LOT OR CORNER
 - IMPROVED LOT OR CORNER
 - UNIMPROVED LOT OR CORNER
 - IMPROVED LOT OR CORNER



<p>PLANNING</p> <p>DATE: _____</p> <p>BY: _____</p>	<p>ENGINEER'S APPROVAL</p> <p>APPROVED AS TO FORM AND CONTENTS:</p> <p>DATE: _____</p> <p>BY: _____</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM AND CONTENTS:</p> <p>DATE: _____</p> <p>BY: _____</p>	<p>APPROVAL OF THE PLANNING COMMISSION</p> <p>APPROVED AS TO FORM AND CONTENTS:</p> <p>DATE: _____</p> <p>BY: _____</p>	<p>TREASURER APPROVAL</p> <p>APPROVED AS TO FORM AND CONTENTS:</p> <p>DATE: _____</p> <p>BY: _____</p>
<p>PLANNING</p> <p>DATE: _____</p> <p>BY: _____</p>	<p>ENGINEER'S APPROVAL</p> <p>APPROVED AS TO FORM AND CONTENTS:</p> <p>DATE: _____</p> <p>BY: _____</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM AND CONTENTS:</p> <p>DATE: _____</p> <p>BY: _____</p>	<p>APPROVAL OF THE PLANNING COMMISSION</p> <p>APPROVED AS TO FORM AND CONTENTS:</p> <p>DATE: _____</p> <p>BY: _____</p>	<p>TREASURER APPROVAL</p> <p>APPROVED AS TO FORM AND CONTENTS:</p> <p>DATE: _____</p> <p>BY: _____</p>

RECORDED NUMBER: _____

PLANNING: _____

ENGINEER: _____

APPROVAL: _____

TREASURER: _____

ROSENBERG ASSOCIATES

CIVIL ENGINEERS & LAND SURVEYORS

352 EAST GEORGE DRIVE, SUITE 400
 SALT LAKE CITY, UTAH 84119

PH (801) 487-8888 WWW.ROSENBERG.COM

DATE: _____

BY: _____

FOR: _____

PROJECT: _____

GENERAL NOTES AND RESTRICTIONS:

1. All property, rights, interests, and other appurtenances are granted and retained by the City of St. George, for the use and benefit of the City of St. George.
2. The Assessor and the Controller, for purposes of assessing, collecting, and distributing taxes, shall have the right to enter upon the property for the purpose of assessing, collecting, and distributing taxes.
3. In addition to the taxes, fees, and charges herein provided for, the Assessor and the Controller shall have the right to assess, collect, and distribute taxes on any other property owned by the owner of the property.
4. The City of St. George reserves the right to amend, modify, or repeal any ordinance, resolution, or other instrument relating to the property at any time.
5. The City of St. George reserves the right to acquire, by purchase, donation, or otherwise, any interest in the property.
6. The City of St. George reserves the right to take any action necessary to carry out the purposes of this ordinance.
7. The City of St. George reserves the right to take any action necessary to carry out the purposes of this ordinance.

NOTES:

1. The Assessor and the Controller, for purposes of assessing, collecting, and distributing taxes, shall have the right to enter upon the property for the purpose of assessing, collecting, and distributing taxes.
2. In addition to the taxes, fees, and charges herein provided for, the Assessor and the Controller shall have the right to assess, collect, and distribute taxes on any other property owned by the owner of the property.
3. The City of St. George reserves the right to amend, modify, or repeal any ordinance, resolution, or other instrument relating to the property at any time.
4. The City of St. George reserves the right to acquire, by purchase, donation, or otherwise, any interest in the property.
5. The City of St. George reserves the right to take any action necessary to carry out the purposes of this ordinance.
6. The City of St. George reserves the right to take any action necessary to carry out the purposes of this ordinance.

NOTICE OF HAZARD:

The property described herein is located in an area that has been determined to be a hazard area. The City of St. George is hereby notifying the owner of the property of this hazard and is requesting that the owner take appropriate action to eliminate the hazard.

BIOTECHNICAL INVESTIGATION:

The property described herein is located in an area that has been determined to be a biotechnical hazard area. The City of St. George is hereby notifying the owner of the property of this hazard and is requesting that the owner take appropriate action to eliminate the hazard.

OWNERS DECLARATION:

I, the undersigned, being the owner of the above described land, do hereby declare that the information furnished herein is true and correct to the best of my knowledge and belief.

BRENT L. WILSON
ANN WILSON

DAVID HOFFMAN
CYDNEY HOFFMAN

SUBURBAN LAND RESERVE INC.

SUNBROOK MASTER OWNERS ASSOCIATION

COOPERATION ACKNOWLEDGMENT:

On the _____ day of _____, 20____, I, the undersigned, do hereby acknowledge that the information furnished herein is true and correct to the best of my knowledge and belief.

FILL STATE PRINTING
CORPORATION INC.
SUNBROOK, MARYLAND
STATE NOT RECORDED FOR STATE CODE 46-1-101

HOME OWNERS ASSOCIATION ACKNOWLEDGMENT:

On the _____ day of _____, 20____, I, the undersigned, do hereby acknowledge that the information furnished herein is true and correct to the best of my knowledge and belief.

FILL STATE PRINTING
CORPORATION INC.
SUNBROOK, MARYLAND
STATE NOT RECORDED FOR STATE CODE 46-1-101

INDIVIDUAL ACKNOWLEDGMENT:

On the _____ day of _____, 20____, I, the undersigned, do hereby acknowledge that the information furnished herein is true and correct to the best of my knowledge and belief.

ANN WILSON

SUNBROOK MASTER OWNERS ASSOCIATION

INDIVIDUAL ACKNOWLEDGMENT:

On the _____ day of _____, 20____, I, the undersigned, do hereby acknowledge that the information furnished herein is true and correct to the best of my knowledge and belief.

FILL STATE PRINTING
CORPORATION INC.
SUNBROOK, MARYLAND
STATE NOT RECORDED FOR STATE CODE 46-1-101

INDIVIDUAL ACKNOWLEDGMENT:

On the _____ day of _____, 20____, I, the undersigned, do hereby acknowledge that the information furnished herein is true and correct to the best of my knowledge and belief.

FILL STATE PRINTING
CORPORATION INC.
SUNBROOK, MARYLAND
STATE NOT RECORDED FOR STATE CODE 46-1-101

**DOLGE VISTA AT
SUNBROOK
PHASE 1 - AMENDED**

LOCATED IN SECTION 27, TOWNSHIP 42 SOUTH,
RANGE 16 WEST, SALT LAKE BASIN AND MERIDIAN



ROSENBERG
S O C I A T I V E S
1000 EAST TOWNSHIP ROAD, SUITE 100
SALT LAKE CITY, UTAH 84119
PH 1481 6253

DATE: _____
BY: _____
TITLE: _____
JOB NUMBER: _____
CHECKED: _____

ITEM 4
Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 09/17/2013
CITY COUNCIL MEETING: 09/19/2013

FINAL PLAT AMENDMENT
Cox Landing Phase 2 Amended
Case No. 2013-FPA-042

Request: Approval of a 13 Lot Residential Subdivision Final Plat

Representative: Scott Woolsey, Alpha Engineering
43 South 100 East #100
St. George, UT 84770

Property: Located at approximately 1085 South 900 East St. (east of Cox Park)

Zone: R-1-10

Staff Comments: The purpose of this Final Plat Amendment is to adjust the south lot line of Lot 39 to match existing grading on the ground. The original Lot size was 12,800 sq/ft or .029 acres. With this adjustment the new Lot size will be 12,321 sq/ft or 0.28 acres. No other changes were made or intended.

All aspects of this Final Plat Amendment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

P.C.: The Planning Commission recommends approval

ITEM 5A
Lot Line Adjustment

PLANNING COMMISSION AGENDA REPORT: 09/17/2013
CITY COUNCIL MEETING: 09/19/2013

LOT LINE ADJUSTMENT

Lot 62 and Lot 63 of The Springs Estates Phase 5 Amended

Case No. 2013-LRE-016

Request: Approval of a Lot Line Adjustment within a Recorded Subdivision

Representative: Scott Woolsey, Alpha Engineering
43 South 100 East #100
St. George, UT 84770

Property: Located at approximately 1240 South Sierra Vista Circle (in the Springs Development)

Zone: RE-12.5

Staff Comments: The owner of Lot 63 needs 1,239 sq/ft of Lot 62 in order to accommodate the layout of the home he would like to build on the Lot. This change will allow Lot 63 to put the driveway in the location needed for the home. No easements will be vacated.

All aspects of this Lot Line Adjustment were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals.

P.C.: The Planning Commission recommends approval

ITEM 5B

Lot Split

PLANNING COMMISSION AGENDA REPORT: 09/17/2013
CITY COUNCIL MEETING: 09/19/2013

LOT SPLIT

Approx 1062 West Sunset Boulevard
Case No. 2013-LRE-017

Request: Approval of a Lot Split not within a Recorded Subdivision

Representative: Ried Pope, L.R. Pope Engineering
1240 East 100 South #15-B
St. George, UT 84790

Property: Located at approx. 1062 West Sunset Blvd (Papa Murphy's)

Zone: C-3

Staff Comments: All aspects of this Lot Split were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals.

P.C.: The Planning Commission recommends approval

SURVEYOR'S CERTIFICATE

I, the undersigned, hereby certify that under the laws of the State of Utah, I am a duly licensed and qualified land surveyor, and that I have surveyed the above described land and that the boundaries shown hereon have been established by me, or by a duly licensed and qualified land surveyor under my direction, and that the same have been established in accordance with the laws of the State of Utah, and that the same are correct and true to the best of my knowledge and belief.



DATE OF SURVEY: JULY 2013

DESCRIPTION

PORTION OF SEG-2-13-3333-1 AND SEG-2-13-3333-2

THIS SURVEY WAS CONDUCTED TO DETERMINE THE BOUNDARIES OF THE PARCELS SHOWN HEREON. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS AND RULES OF THE STATE OF UTAH. THE SURVEY WAS CONDUCTED USING THE FOLLOWING METHODS AND EQUIPMENT:

- 1. TOTAL STATION
- 2. DISTANCE MEASUREMENT
- 3. ANGLE MEASUREMENT
- 4. MAGNETIC DECLINATION
- 5. GRAVITY CORRECTION
- 6. TEMPERATURE CORRECTION
- 7. REFRACTION CORRECTION
- 8. CURVATURE CORRECTION
- 9. PARALLAX CORRECTION
- 10. TIDE CORRECTION
- 11. SNOW CORRECTION
- 12. WIND CORRECTION
- 13. VIBRATION CORRECTION
- 14. ELECTROMAGNETIC INTERFERENCE CORRECTION
- 15. OTHER CORRECTIONS AS NECESSARY

THE SURVEY WAS CONDUCTED ON THE DATE OF SURVEY, AND THE BOUNDARIES WERE ESTABLISHED BY ME, OR BY A DULY LICENSED AND QUALIFIED LAND SURVEYOR UNDER MY DIRECTION. THE BOUNDARIES SHOWN HEREON ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CONTRACT NO. 13-3333-1

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE BOUNDARIES OF THE PARCELS SHOWN HEREON. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS AND RULES OF THE STATE OF UTAH. THE SURVEY WAS CONDUCTED USING THE FOLLOWING METHODS AND EQUIPMENT:

CLIENT

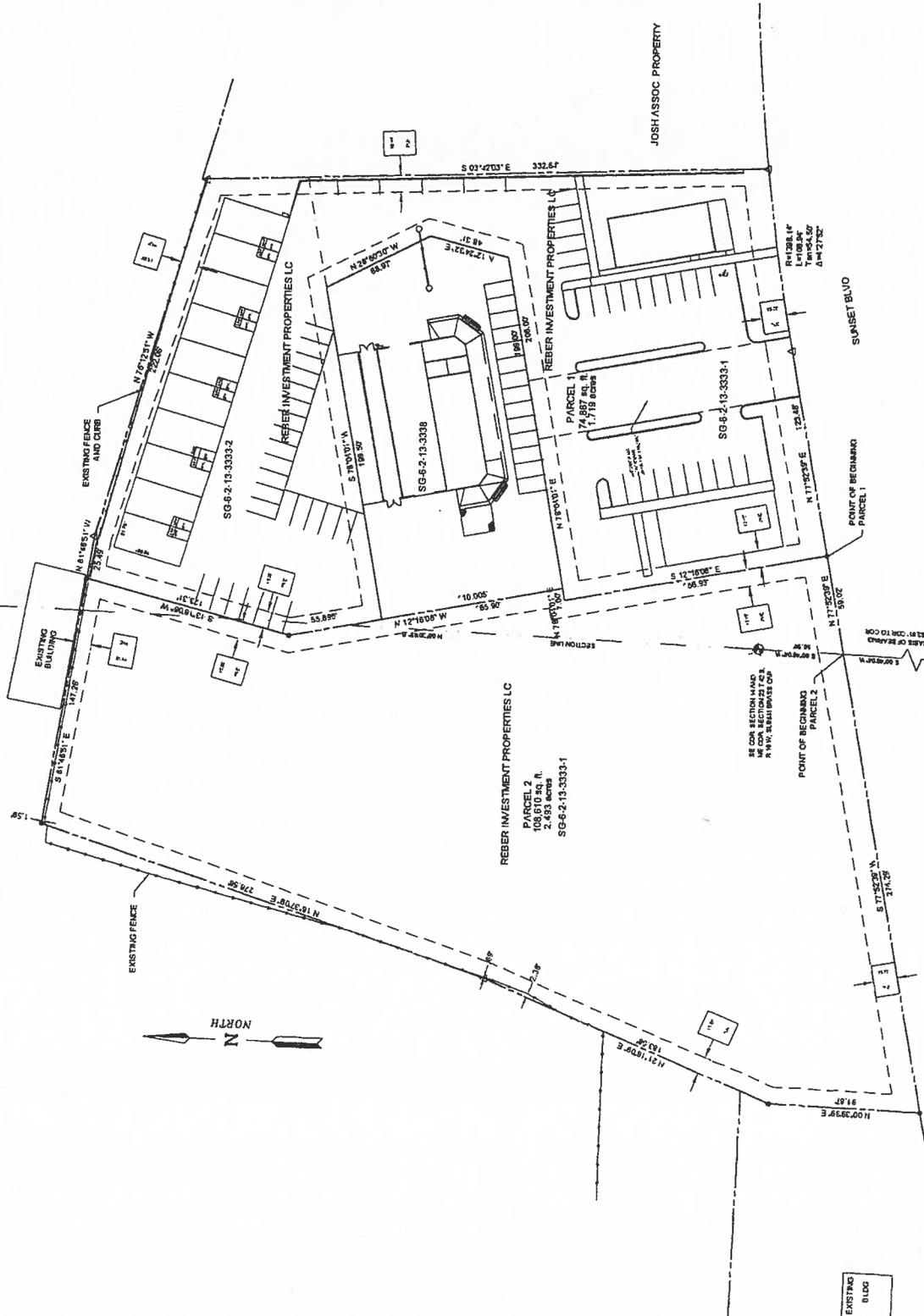
REBER INVESTMENT PROPERTIES LC

LEGEND

- SET IN NEON PLASTIC CAP
- CLASS 1 BRASS SURVEY MONUMENT
- EXISTING MONUMENT
- ▲ CORNER MONUMENT

SCALE 1" = 50'
SHEET 1 OF 1

GRAPHIC SCALE



EAST 1/4 CORNER SECTION 22, T4S, R19W, S18EM

EAST 1/4 CORNER SECTION 14, T4S, R19W, S18EM



Approx 1062 W Sunset Blvd

Made by the City of St. George GIS Department
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

September 18, 2013

PCR ITEM 6 Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 09/17/2013
CITY COUNCIL MEETING: 09/19/2013

PRELIMINARY PLAT

Meadow Valley Farms – Phases 4-6
Case No. 2013-PP-039

- Request:** A request to approve a preliminary plat for a 67 lot residential subdivision.
- Location:** The project is located south of Rancho Verde Estates and west of Little Valley Road at approximately 2420 East and 4000 South.
- Property:** The subdivision is located on 56.31 acres
- Number of Lots:** 67
- Density:** 1.25 dwelling units per acre
- Zoning:** R 1-10 and RE-20
- Adjacent zones:** This plat is surrounded by the following zones:
North – RE-20,
South – OS, Open Space,
East – R-1-10,
West – OS, Open Space
- General Plan:** Low Density Residential
- Applicant:** Development Solutions Group
113 East 200 North, Suite 2
St. George, Utah 84770
- Representative:** Stacy Young/Logan Blake
- Engineer:** Logan Blake, Development Solutions
- Comments:** The existing erosion hazard boundary extends through proposed phases 4 and 6. The developer will be required to provide an erosion hazard study for these phases indicating what mitigation measures will be required to build homes within this area.

P.C.: The planning Commission recommends approval of the preliminary plat with the following suggested conditions:

1. Erosion Hazard; That the applicant shall provide an erosion hazard study (prior to submittal of a Final Plat) for these proposed phases indicating what mitigation measures will be required to construct homes within this area; and
2. Remnant; That the applicant shall either remove the note from the plat regarding the dedication of open space to the City and label it instead as “No Disturb Area”, or shall provide additional open space to the satisfaction of the City Parks Department to warrant the City accepting the dedication.

PRELIMINARY PLAT

FOR MEADOW VALLEY FARMS PHASES 4 - 6

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, S.L.B.&M.

BENCHMARK
 NORTHWEST CORNER SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, S.L.B.&M. 1971 WASHINGTON COUNTY PLASS MAP 246.52 (PRT) LOCAL 428

NOTES:
 1. THIS PLAT IS TO BE PUBLIC RIGHT-OF-WAY CONVEYED TO CITY THROUGH THE PUBLIC RECORDS OFFICE.
 2. THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE.
FLOOD NOTE
 THIS SITE IS LOCATED WITHIN THE FLOOD HAZARD INSURANCE RATE MAP (FIRM) DESIGNATION, WITHIN ZONE 1.

OWNER/DEVELOPER:
 TRINITY DEVELOPMENT, INC. (DPO) LLC
 51 GEORGE UT 84770
 4055628-3231

SITE DATA:
 SITE AREA: 56.31 ACRES
 TOTAL DWELLING UNITS: 47 UNITS
 TOTAL S.W.A.: 4,429,914 SQ. FT.

LEGAL DESCRIPTION
 COMMENCED BY A PORTION OF 50' W 1/4 SEC 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, S.L.B.&M. (PRT) BEING ON THE SOUTHWEST QUARTER CORNER OF "MEADOW VALLEY FARMS PHASES 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 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NO.	DESCRIPTION	DATE	APP'D.

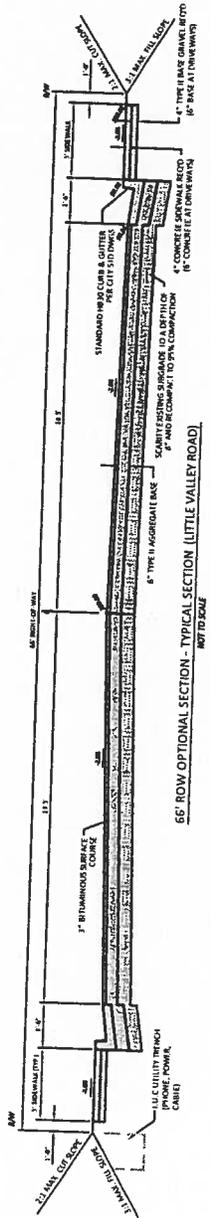
MEADOW VALLEY FARMS
 PHASES 4 - 6
 LOCATED IN ST. GEORGE, UT
 SHEET NAME: DETAIL SHEET

DEVELOPMENT SOLUTIONS, INC.
 LAND PLANNERS, CIVIL ENGINEERS
 1 EAST 200 NORTH, SUITE #2
 ST. GEORGE, UTAH 84790
 PHONE: (435) 638-2255
 DEVELOPMENT@DEVELOPSOL.COM

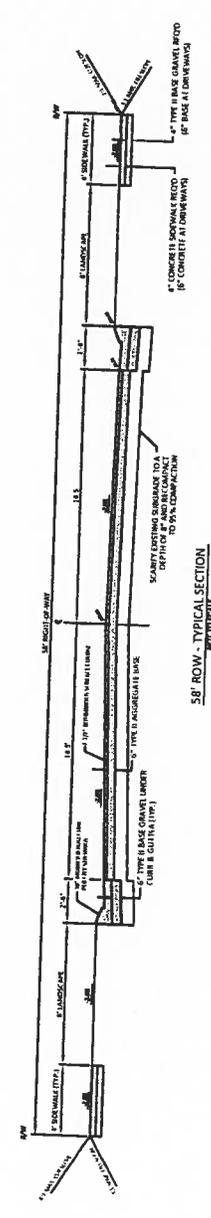
DT-1

2 OF 2 TOTAL

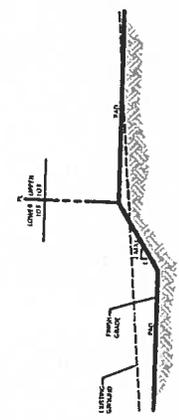
DATE: SEPTEMBER 2017
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 PROJECT NO.: [REDACTED]
 SCALE: 1" = 40'
 SHEET NUMBER: [REDACTED]



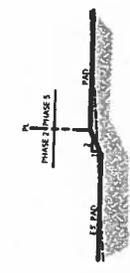
66' ROW OPTIONAL SECTION - TYPICAL SECTION (LITTLE VALLEY ROAD)
 NOT TO SCALE



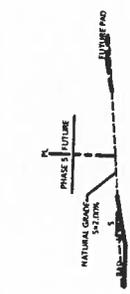
58' ROW - TYPICAL SECTION
 NOT TO SCALE



SECTION A TYPICAL



SECTION B TYPICAL



SECTION C TYPICAL



PHASE 4 FUTURE

NATURAL GRADE - 54.10%

FUTURE PAD

DRAFT

Agenda Item Number : **6B**

Request For Council Action

Date Submitted 2013-09-09 14:15:10

Applicant Daniel Alex Richardson

Quick Title Approval for full service restaurant liquor license

Subject Applicant requests local consent for full service restaurant liquor license for Pirate Cove Pizza, located at 1091 N Bluff. Applicant Has met all requirements

Discussion

Cost \$0.00

City Manager Recommendation Similar to other restaurant liquor licenses issued in the past. Recommend approval.

Action Taken

Requested by Shiloh Kirkland

File Attachments

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments

FULL-SERVICE RESTAURANT LIQUOR LICENSE

Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission (1) to issue an on-premise alcohol license for a person to store, sell, offer for sale, furnish, or allow the consumption of an alcoholic product on the premises of the applicant; and (2) to authorize a variance reducing the proximity requirements

AUTHORITY: Utah Code 32B-1-202; 32B-5-201 through 203; 32B-5-205 and -206

CITY OF ST. GEORGE, City Town County
Local business license authority

hereby grants its consent to the issuance of a full-service restaurant liquor license to:

Business Name (DBA): Pirate Cove Pizza

Applicant Entity/Business Owner: Daniel Alex Richardson

Location Address: 1091 N. Bluff St #891 St. George, Ut 84770

Authorized Signature

Name/Title

Date

LOCAL CONSENT FOR PROXIMITY VARIANCE

In accordance with Utah Code 32B-1-202, the local authority also grants consent to a variance regarding the proximity of this establishment relative to a public or private school, church, public library, public playground, or park.

Authorized Signature

Name/Title

Date

This is a suggested format. A locally produced city, town, or county form is acceptable. Local consent may be faxed to the DABC at 801-977-6889 or mailed to: Department of Alcoholic Beverage Control, PO Box 30408, Salt Lake City, UT 84130-0408
DABC Local Consent 1/2012

APPLICANT'S QUESTIONNAIRE FOR BEER LICENSE

**CITY LICENSE OFFICE, CITY OF ST GEORGE, UTAH
175 EAST 200 NORTH ST GEORGE, UT 84770**

**NOTE: All questions must be answered completely or application will not be considered.
Please print or type.**

1. Full Name of Applicant Daniel Alex Richardson 3
(First) (Middle) (Last) (Social Security No.)
2. Business Name Pirate Cove Pizza 801-301-1312
3. Location of Business 1091 N. Bluff St. #801 St. George 84770
4. Are you a citizen of the United States or registered alien? citizen
5. Residence Address 2864 e. 1290 s. St George 84790
6. Full Name of Spouse Jena Leigh Richardson Dunn
(First) (Middle) (Last) (Maiden)
7. Have you at any time been convicted of a felony in any court in the U.S.? NO
If so, give Particulars - city, dates, etc. _____
8. Have you been convicted or pled guilty at any time to a law violation involving beer or alcoholic beverages? No
If so, give particulars - city, dates, etc. _____
9. Give particulars of your employment or business engaged in during the past five years, stating dates, position or business, employer's name and address of business. If unemployed part of the time, so state, giving place of residence.
Owned transportation company in SLC, UT that contracted with FedEx. From July 2006 - August 2013.
10. Who owns the real estate where this business is located? JMI Properties

11. If premises are leased, state whether leased from owner or subleased from prior lessee.
owner

12. Do you own fixtures at this location? Yes
If not, give name and address of owner. _____

13. If you own fixtures at this location, state the investment which you have in fixtures and equipment \$ 130,000

14. How close is the nearest **Church** to the proposed business location? 1056
(In Feet)

Nearest **School**? 6336 Nearest **Park**? 5808 Nearest **Public Library**? 11088
(In Feet) (In Feet) (In Feet)

Nearest **Residential Treatment Facility**? 13728
(In Feet)

15. Will you serve food? Yes
If so, submit a sample of the menu you plan to use.

16. Has a license covering any place in which you had a financial interest ever been revoked or suspended? No
If so, give name of individual to whom license was issued and year. _____

17. If you will be employed or otherwise occupied other than this business, state how much time you will spend at the other occupation or employment. NONE

18. How much time do you spend in the business represented in this application? 40+ hrs/wk

19. Give name(s) of the person(s) to be in charge of this business during any time that you may be away from the premises. James Duane Milne
(First) (Middle) (Last)

Home address: 545 S. Valley View Dr. #126 St. George 84770

20. Are you familiar with the ordinance of the City of St. George regulating the sale of beer and alcoholic beverages? Yes

21. Have you ever held a beer or liquor license in Utah? NO
If so, give _____
(Dates) (Addresses)

000328/2

CITY OF ST GEORGE

REC#: 01173348 9/09/2013 11:00 AM
TRAN: 89.0000 LICENSES
OPER: A TERM: 018
REF#: 1143

BEER LICENSE APPLICATION

CITY OF ST GEORGE
BUSINESS LICENSE OFFICE
175 EAST 200 NORTH, ST GEORGE, UT 84770
435-627-4740

TENDERED: 50.00 50.00CR
APPLIED: 50.00- 1 CHECK(S)
CHANGE: 0.00

(This application must be accompanied by an Applicant's Questionnaire and satisfactory fingerprint cards)

Applicant must be the owner/operator. If the owner is a corporation, the applicant shall be the corporation's agent; if the owner is a partnership; the applicant shall be a general partner of the partnership.

Please print or type

1. Applicant's Name Daniel Alex Richardson
First Middle Last

Corporation or partnership name, if applicant is an agent. _____

Black Beard Foods, LLC

2. Name under which business will be operated (If different from name of applicant, corporation or partnership) Daniel Alex Richardson
First Middle Last

3. Location of Business 1091 N. Bluff St. #801 St George 84770

4. Mailing address (If different from location of business)

SAME
Address City State Zip

5. If party who will manage the business is different from the applicant; please provide the name and address of the managing party.

First Middle Last

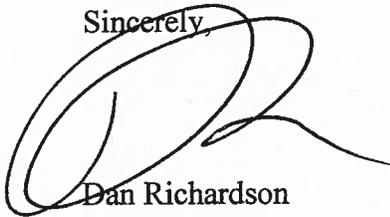
Address City State Zip

Dan Richardson
Owner
Pirate Cove Pizza
1091 N Bluff Street
St George, Utah, 84770

To whom it may concern:

This letter is to inform you that I, Dan Richardson, give permission to St George City Police Department or an authorized member of the city council to enter Pirate Cove Pizza (1091 N Bluff Street, St George, Utah, 84770) at any time. Please contact me directly at 801-301-1312 for authorization of entrance if premises if secured.

Sincerely,

A handwritten signature in black ink, appearing to be 'Dan Richardson', written over the word 'Sincerely,'.

Dan Richardson
Owner, Pirate Cove Pizza

Daylin Stewart
344 E 1990 S
St George, Utah, 84790
September 8, 2013

Dan Richardson
Owner
Pirate Cove Pizza
1091 N Bluff Street
St George, Utah, 84770

To whom it may concern:

I work for Dan as a Server at Pirate Cove Pizza and also as a product quality tester for Amity Boards.

In the time that I have known Dan he has shown many good personal qualities that are recognized by anyone around him. Through seeing his interactions at Pirate Cove Pizza I know that he truly cares for those around him. Being a part of testing his new products for Amity I know that he cares greatly for the safety of not only his employees but also the consumers of his products. Dan is relentless in his efforts to keep a safe and clean work environment as well as making sure that things are done correctly to ensure proper codes and guidelines are being met. Dan is a natural leader; he leads by example and not by demands. He would not ask another employ to do something that he would not. He has a high moral character and is someone you can trust to do what he says he is going to. I trust him and his decisions completely and would recommend him in any business endeavors that he is pursuing.

Any further references needed in regards to Dan Richardson, please feel free to contact me at anytime.

Sincerely,

A handwritten signature in black ink, appearing to read "Daylin Stewart". The signature is fluid and cursive, with a long horizontal stroke at the end.

Daylin Stewart,

Jason Woodgate
1178 E 300 S #H215
St George, Utah, 84790
September 8, 2013

Dan Richardson
Owner
Pirate Cove Pizza
1091 N Bluff Street
St George, Utah, 84770

To whom it may concern:

I work as the lead entertainer at Pirate Cove Pizza for Dan Richardson.

I have had the opportunity to learn about Dan and his family through my interactions with them at Pirate Cove. In this time I have found him to be a very honest and upright man, he has an impeccable personality and exceptional work ethic. He is always willing to help out the employees that work here no matter the endeavor, whether it is cleaning, bussing tables or working on their cars in the parking lot. Nothing is off limits to him in regards to assisting with employees or helping others. I would support him in any endeavor or venue he is going into and support him in whatever way possible. I have a great deal of respect for Dan and what he has accomplished in his life thus far, from him completing an LDS mission to his many successful past businesses. He is an outstanding member of the community, a great father, and a good friend.

Any further references needed in regards to Dan Richardson, please feel free to contact me at anytime.

Sincerely,

A handwritten signature in black ink that reads "Jason L. Woodgate". The signature is written in a cursive style with a large, stylized initial "J".

Jason Woodgate
Lead Entertainer, Pirate Cove Pizza

Tessa Milne
545 S. Valley View Drive #126
St George, Utah, 84770
September 8, 2013

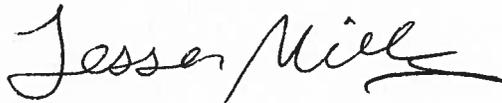
Dan Richardson
Owner
Pirate Cove Pizza
1091 N Bluff Street
St George, Utah, 84770

To whom it may concern:

It is with great enthusiasm that I write about Dan Richardson. Dan is the owner of Pirate Cove Pizza and a personal Friend.

I work for Dan both at the restaurant but also as a Nanny for his Seven year old daughter. I have had the opportunity to know him as the Boss Dan at work and as the Dan the Dad at home. On both fronts he is consistent and good. There is never a time that he is not willing to help someone in need. As a father he is patient and loving, as a boss he is firm and willing to help anyone who is willing to better themselves. He is also a loving husband to his wife Jena. He is always patient and caring with both his family and employees. I support Dan and the decisions that he makes as both a Boss and a Father. He is an all around good guy that anyone would enjoy to spend time with. His moral and ethical compass is for good and the betterment of those around him. I consider him a friend and a role model.

Sincerely,

A handwritten signature in cursive script that reads "Tessa Milne". The signature is written in black ink and is positioned above the typed name and address.

Tessa Milne
Server, Pirate Cove Pizza
Nanny for Dan & Jena Richardson

Janette Caldwell
454 N Valley View Drive #201
St George, Utah, 84770
September 8, 2013

Dan Richardson
Owner
Pirate Cove Pizza
1091 N Bluff Street
St George, Utah, 84770

To whom it may concern;

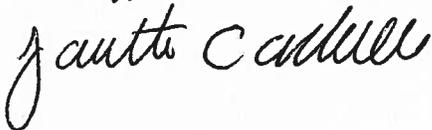
It is with great pleasure that I act as a witness to the great character traits of Dan Richardson. I know Dan as a successful business owner, attentive father, loving husband, and excellent role model to those who are around him. He is a self made success story that has been driven by his desire to help others.

Dan has always displayed a high degree of integrity, responsibility, and ambition. He is definitely a leader rather than a follower. In addition to his many successful personal accomplishments, he has proven his responsible leadership ability by owning and growing several of his own successful businesses in the past.

His good judgment and mature outlook ensure a logical and practical approach to his endeavors.

Dan is an asset to any organization, a good friend and great father. His character flaws are few if any.

Sincerely,

A handwritten signature in cursive script that reads "Janette Caldwell". The signature is written in black ink and is positioned above the printed name and title.

Janette (Janny) Caldwell
Manager at Pirate Cove Pizza

James D. Milne
545 S. Valley View Drive #126
St George, Utah, 84770
September 8, 2013

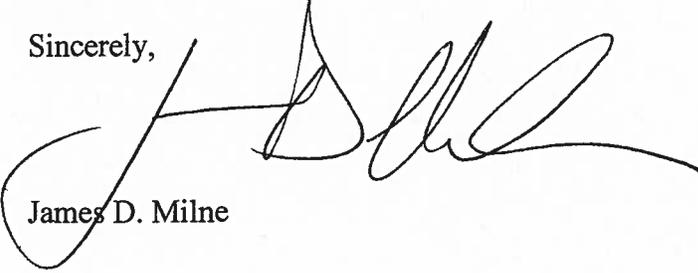
Dan Richardson
Owner
Pirate Cove Pizza
1091 N Bluff Street
St George, Utah, 84770

To whom it may concern:

I am writing in regards to the owner of Pirate Cove Pizza, Dan Richardson. I have known Dan for some time now and in all the time that I have known him I have never heard one bad thing said about him. He is a great role model and leader to everyone around him. He has grown several successful businesses in the past and knows what it takes to make any business succeed. In addition to his high moral and ethical leadership traits he is also a loving husband, patient father, and caring employer. Dan has personally shown me how to be a better person and live a more enjoyable and fruitful life.

Dan is a good person and I would gladly attest to his sound character in whatever endeavor he is working towards.

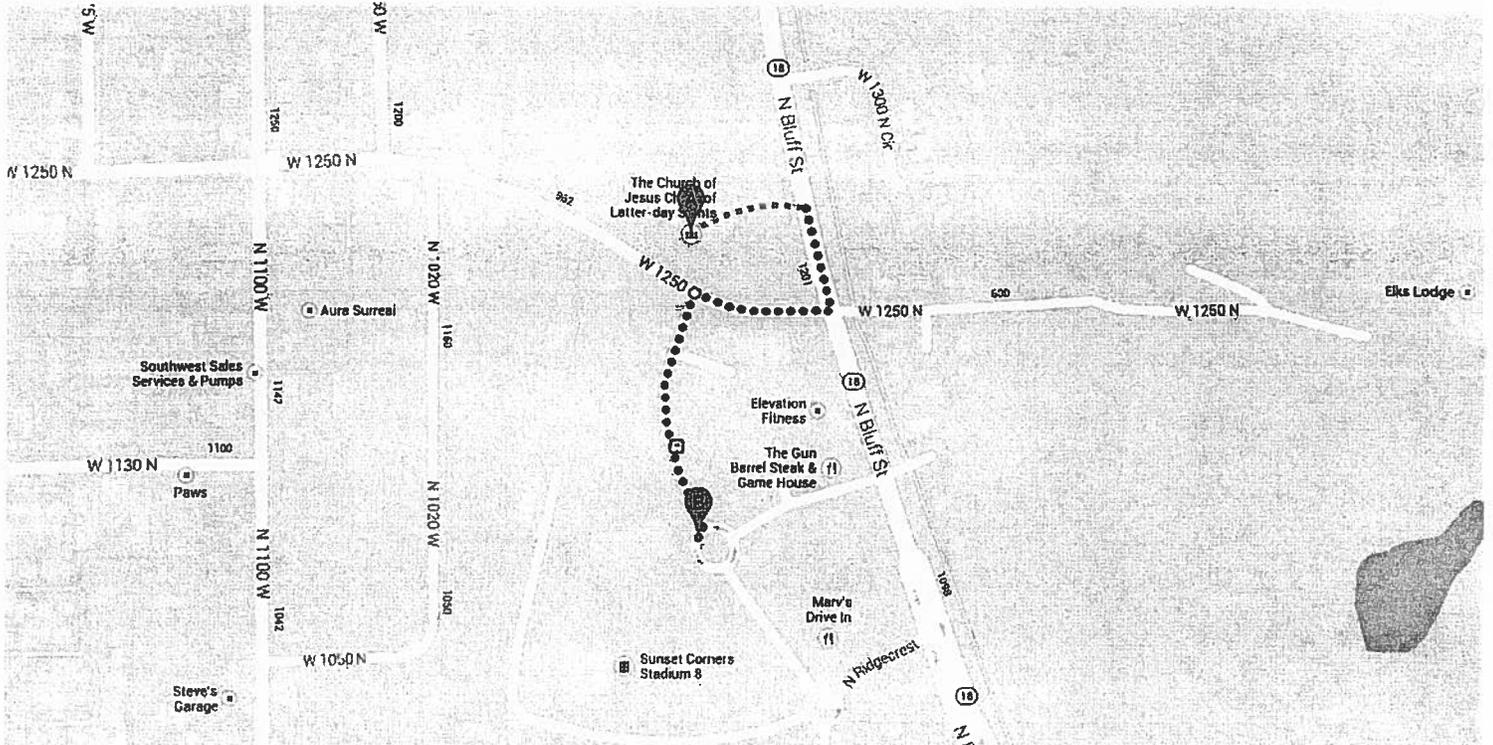
Sincerely,



James D. Milne



Directions from The Church of Jesus Christ of Latter-day Saints to 1091 N Bluff Walk 0.2 mi, 5 min St



Use caution - may involve errors or sections not suited for walking

The Church of Jesus Christ of Latter-day Saints
1285 N Bluff St, St George, UT 84770

0.2 miles = 1056 feet

- 1. Head **south** on N Bluff St toward W 1250 N

272 ft

- 2. Turn **right** onto W 1250 N

351 ft

- 3. Turn **left**

0.1 mi

- 4. Enter the traffic circle

26 ft

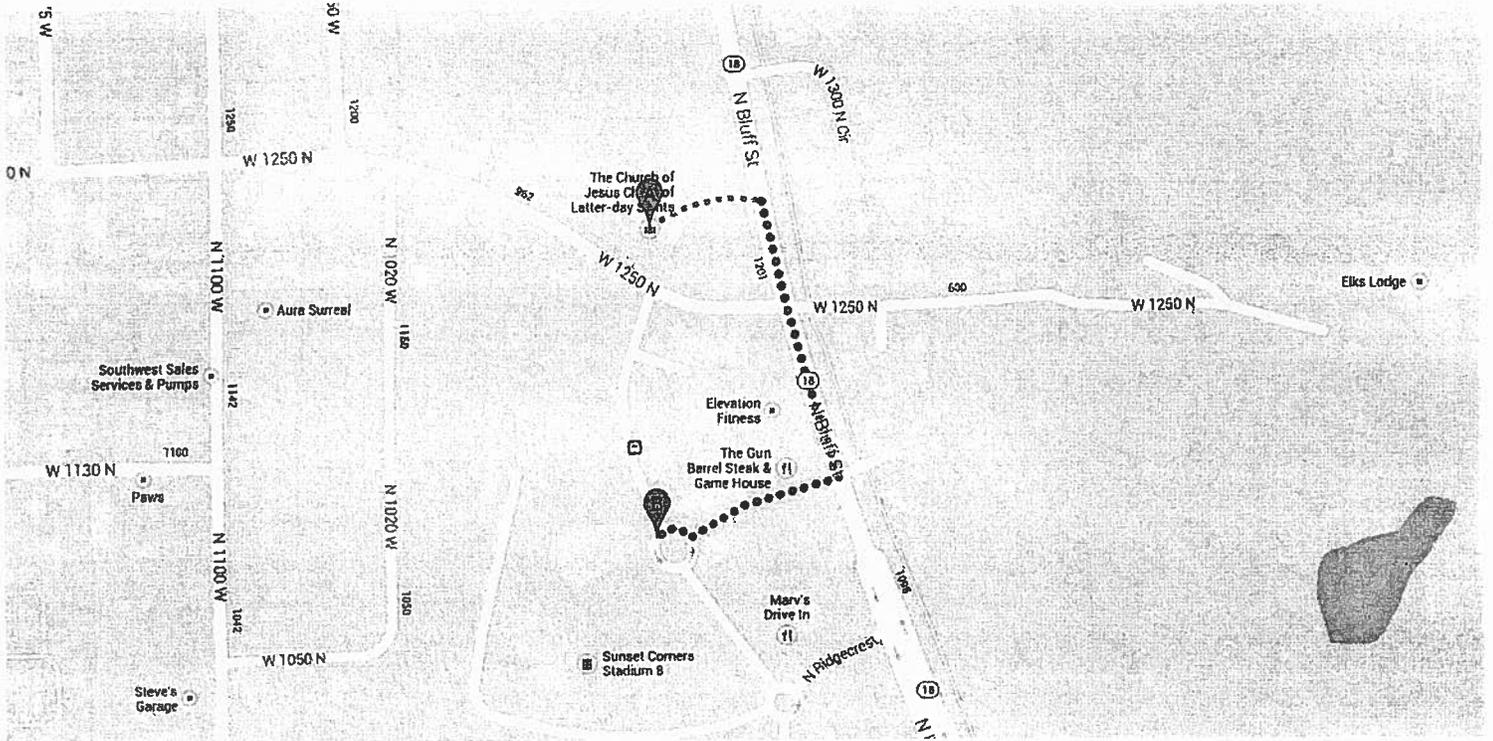


1091 N Bluff St
St George, UT 84770

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or



Directions from The Church of Jesus Christ of Latter-day Saints to 1091 N Bluff Walk 0.2 mi, 5 min St



Use caution - may involve errors or sections not suited for walking

The Church of Jesus Christ of Latter-day Saints
1285 N Bluff St, St George, UT 84770

.2 MILES = 1092 FEET

1. Head south on N Bluff St toward W 1250 N

0.1 mi

2. Turn right at W 1130 N Cir

410 ft

3. Enter the traffic circle

108 ft



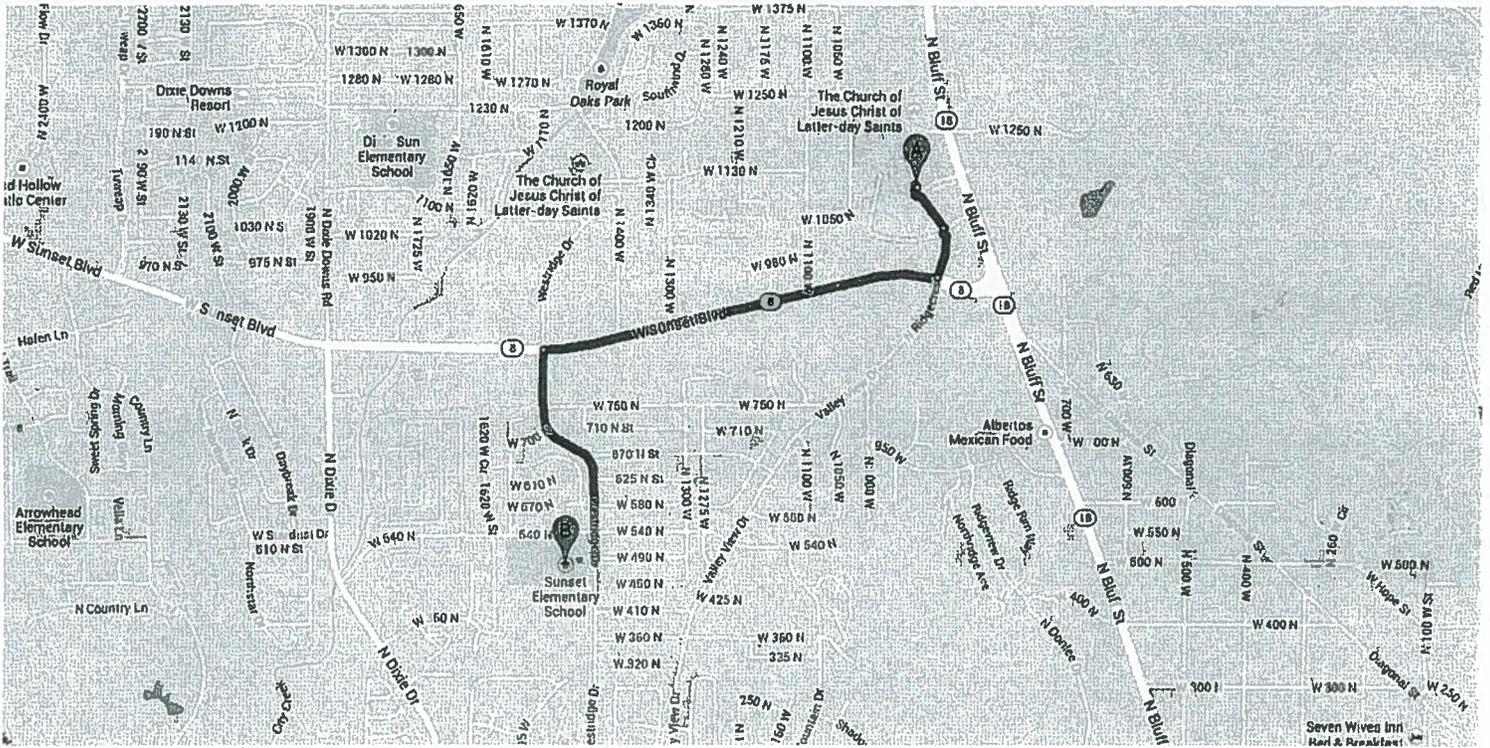
1091 N Bluff St
St George, UT 84770

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



Directions from 1091 N Bluff St to Sunset Elementary School

Drive 1.4 mi, 5 min



1091 N Bluff St
St George, UT 84770

1. Head southeast

33 ft

2. At the traffic circle, continue straight

0.1 mi

3. At the traffic circle, take the 2nd exit onto N Ridgecrest

0.1 mi

4. Turn right onto W Sunset Blvd

0.8 mi

5. Take the 2nd left onto Westridge Dr

Destination will be on the right

0.5 mi

1.4 miles = 7392 FEET

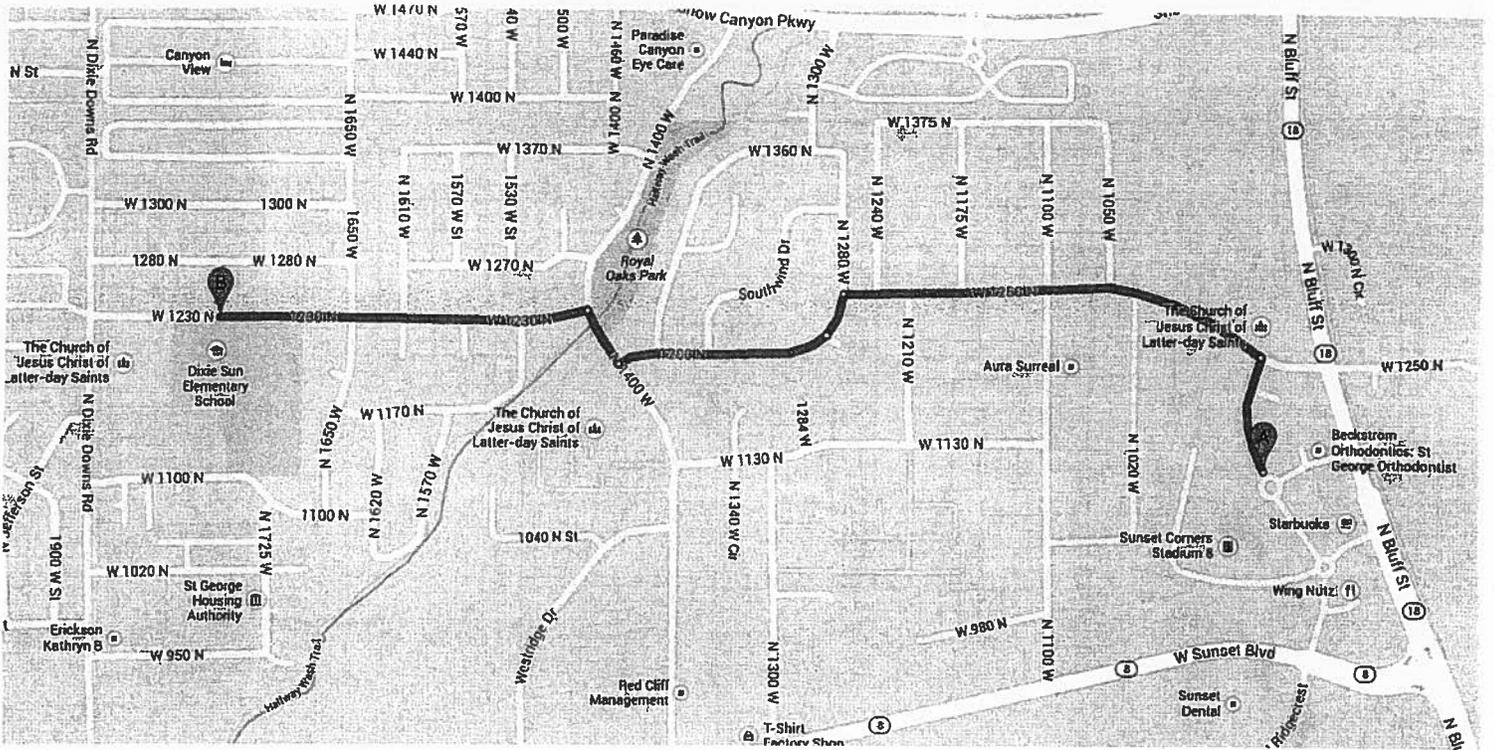


Sunset Elementary School
495 Westridge Dr, St George, UT 84770



Directions from 1091 N Bluff St to 1762 W 1230 N

Drive 1.2 mi, 4 min



1091 N Bluff St
St George, UT 84770

1. Head northwest toward W 1250 N

0.1 mi

2. Turn left onto W 1250 N

0.4 mi

3. Turn left onto N 1280 W

223 ft

4. Continue straight onto 1200 N

0.2 mi

5. Turn right onto N 1400 W

315 ft

6. Turn left onto W 1230 N

0.4 mi

1.2 MILES = 6330 FEET

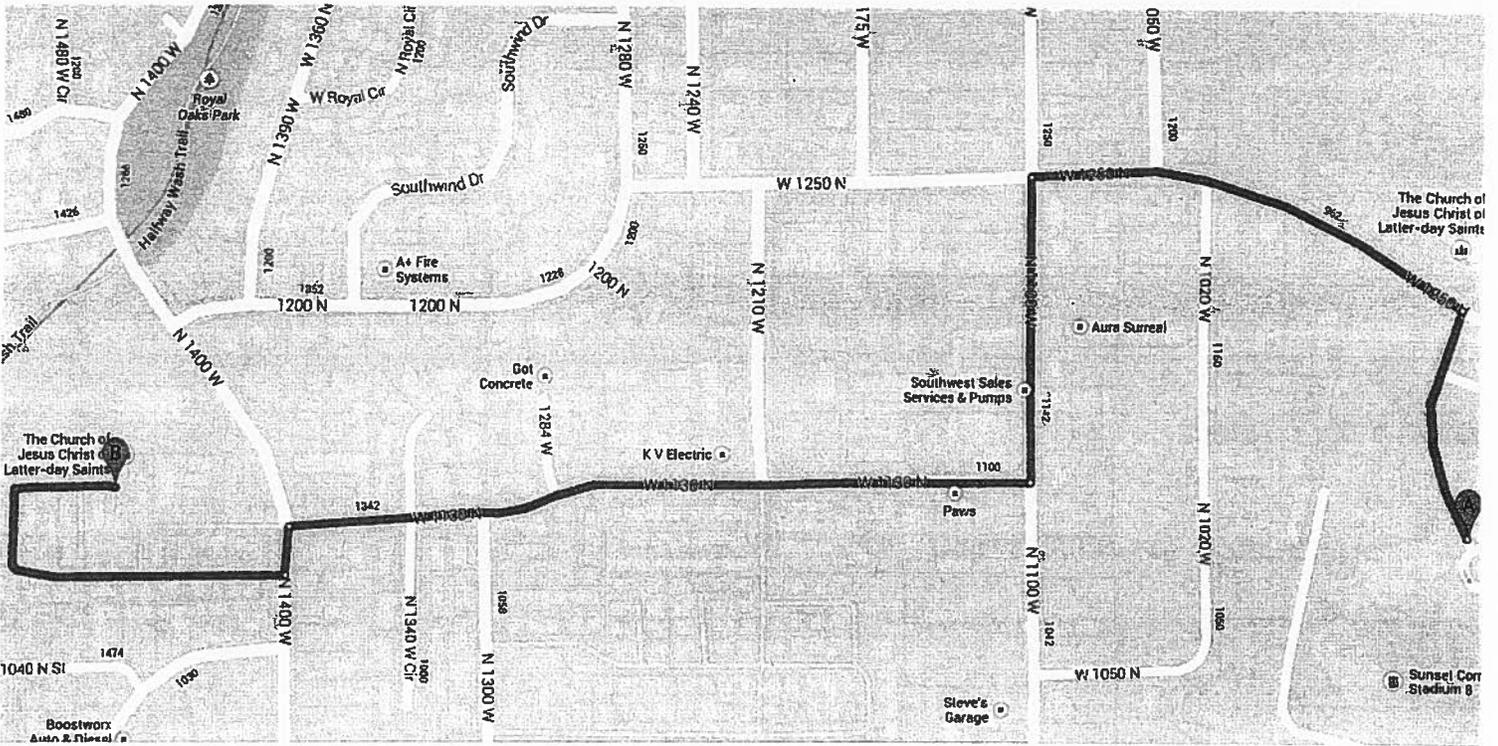


1762 W 1230 N
St George, UT 84770



Directions from 1091 N Bluff St to 1075 N 1400 W

Drive 1.1 mi, 4 min



1091 N Bluff St
St George, UT 84770

This route has restricted usage or private roads.

1. Head northwest toward W 1250 N

0.1 mi

2. Turn left onto W 1250 N

0.2 mi

3. Take the 2nd left onto N 1100 W

0.1 mi

4. Take the 1st right onto W 1130 N

0.4 mi

5. Turn left onto N 1400 W

125 ft

6. Turn right

Restricted usage road

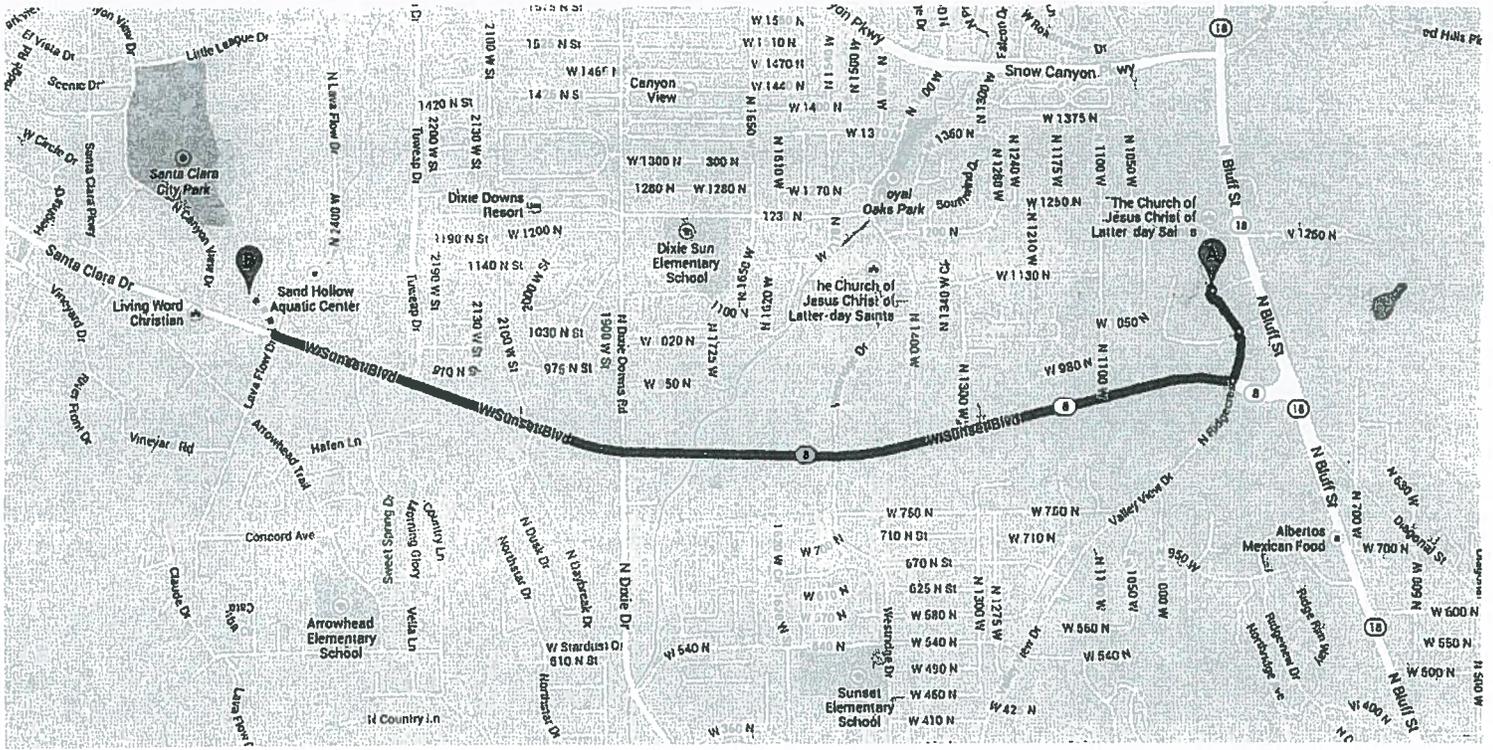
0.2 mi

1.1 MILES = 5808 FEET



Directions from 1091 N Bluff St to Santa Clara Library

Drive 2.1 mi, 5 min



1091 N Bluff St
St George, UT 84770

1. Head southeast

33 ft

2. At the traffic circle, continue straight

0.1 mi

3. At the traffic circle, take the 2nd exit onto N Ridgecrest

0.1 mi

4. Turn right onto W Sunset Blvd

1.9 mi

2.1 MILES = 11,088 FEET



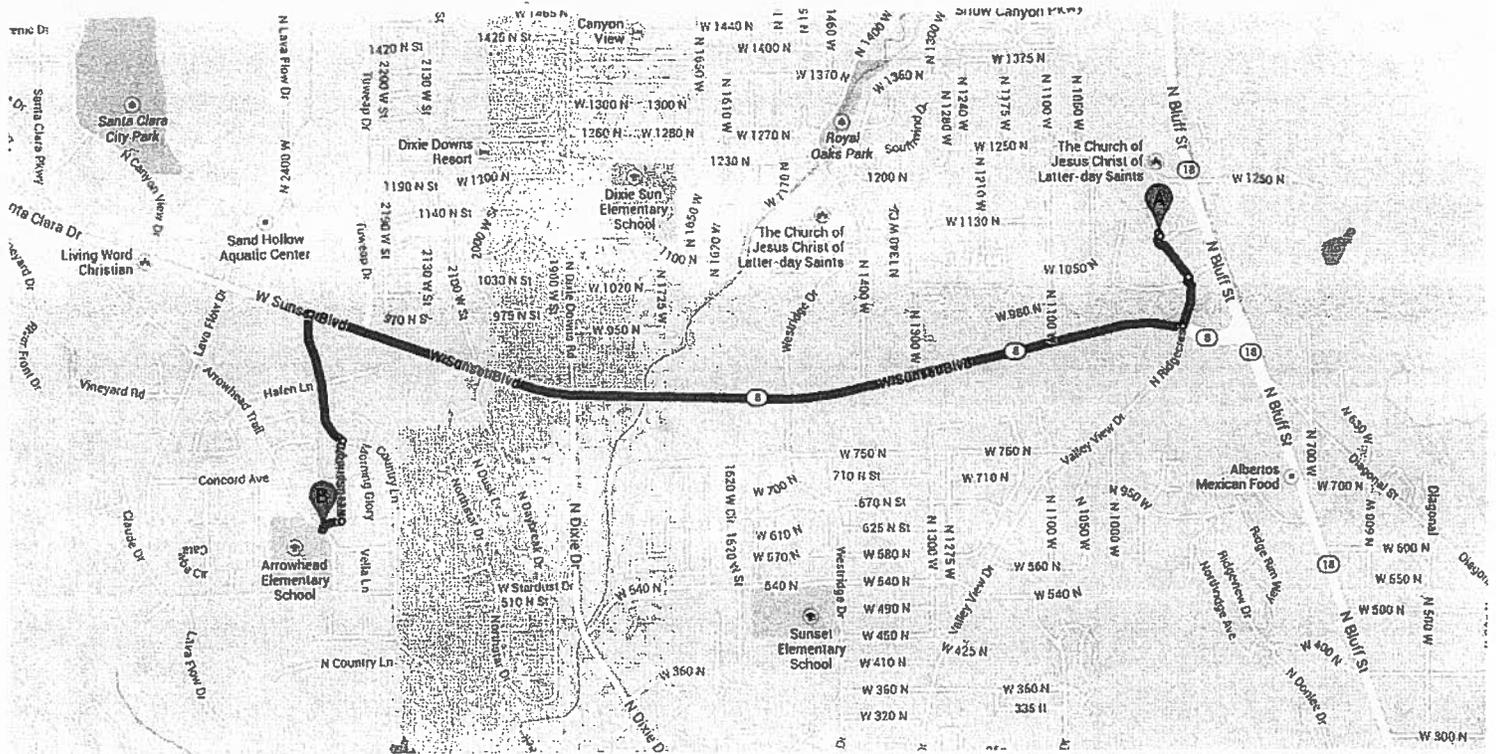
Santa Clara Library
1099 Lava Flow Dr, St George, UT 84770

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



Directions from 1091 N Bluff St to 2000 Arrowhead Trail

Drive 2.4 mi, 7 min



1091 N Bluff St
St George, UT 84770

2.4 MILES = 12,672 FEET

Take N Ridgecrest to W Sunset Blvd

0.2 mi / 1 min

1. Head southeast

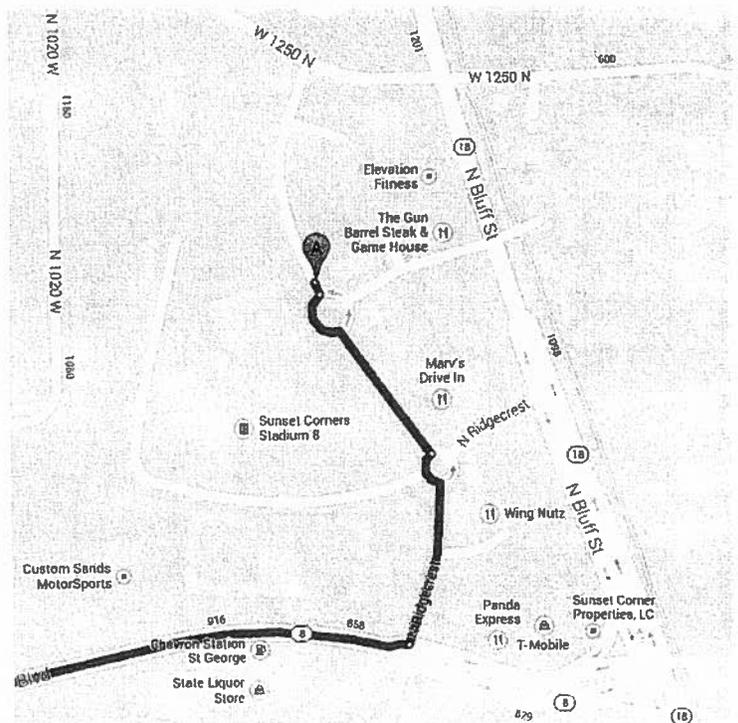
33 ft

2. At the traffic circle, continue straight

0.1 mi

3. At the traffic circle, take the 2nd exit onto N Ridgecrest

0.1 mi



Turn right onto W Sunset Blvd

1.7 mi / 3 min

Follow Country Ln and Sweet Spring Dr to Pearl Rose Dr

5. Turn left onto Country Ln

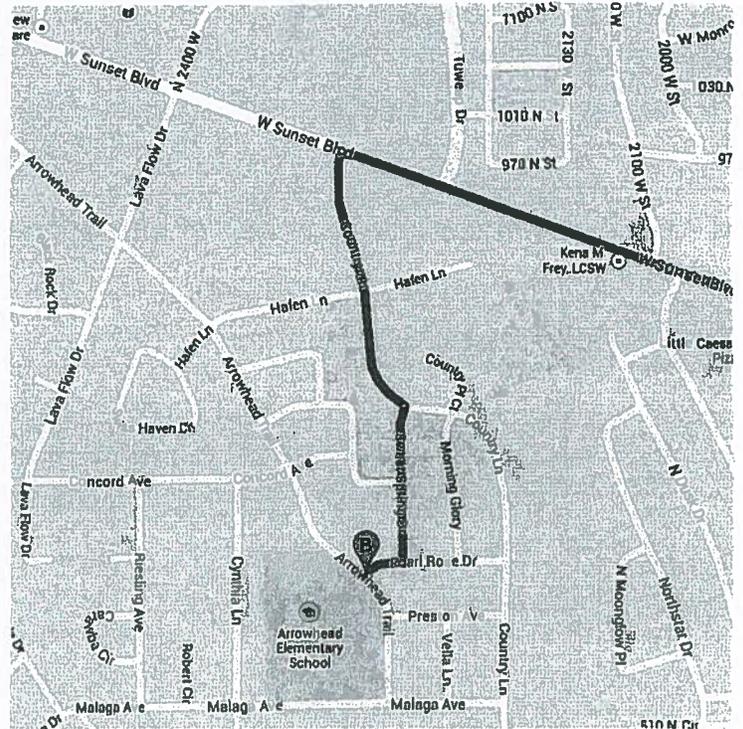
0.3 mi

6. Take the 2nd right onto Sweet Spring Dr

0.2 mi

7. Turn right onto Pearl Rose Dr

223 ft



2000 Arrowhead Trail
 Santa Clara, UT 84765

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

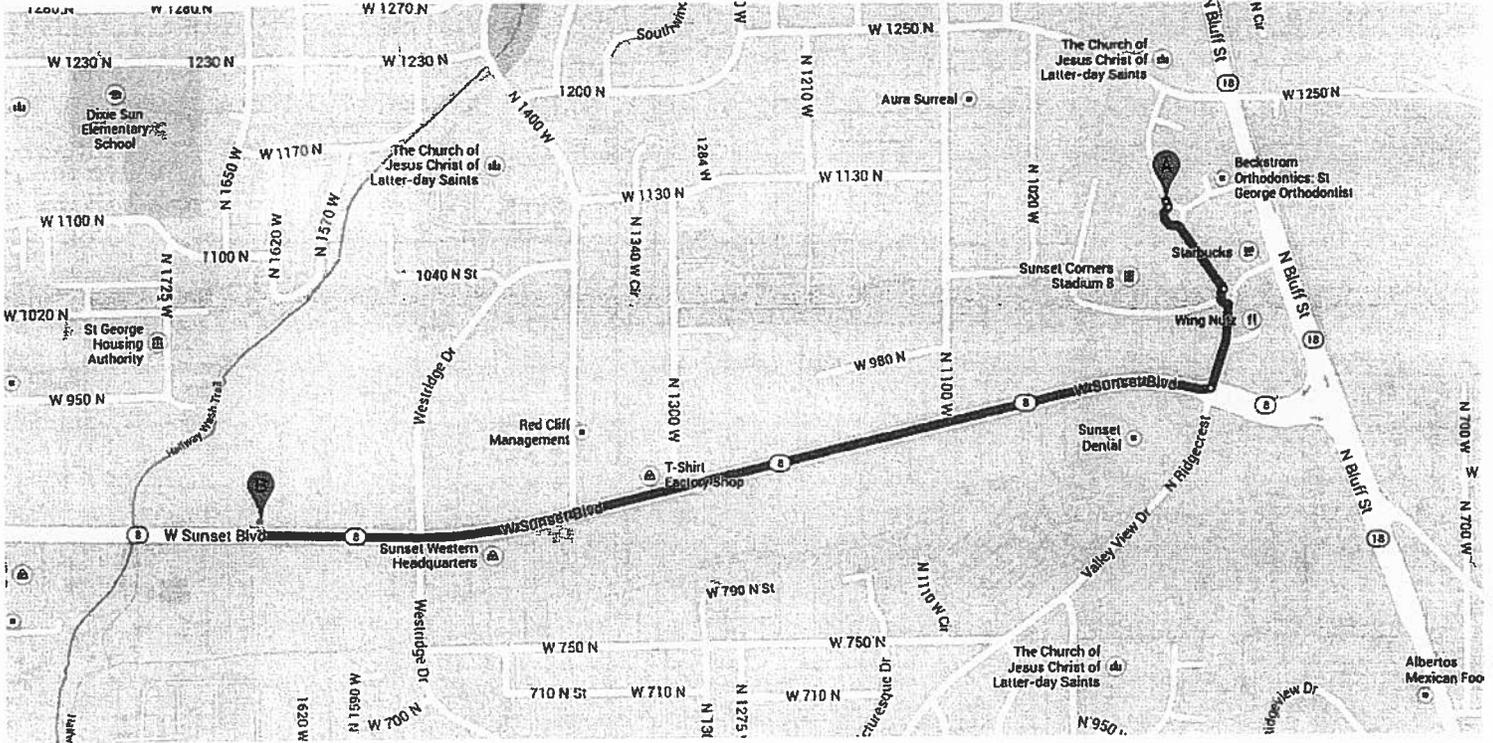
Map data ©2013 Google



Directions from 1091 N Bluff St to Sunset Springs Apartments

Drive 1.1 mi, 3 min

PUBLIC PARK (with arrow pointing to a location on the map)



1091 N Bluff St
St George, UT 84770

1. Head southeast

33 ft

1.1 MILES = 5808 FEET

2. At the traffic circle, continue straight

0.1 mi

3. At the traffic circle, take the 2nd exit onto N Ridgecrest

0.1 mi

4. Turn right onto W Sunset Blvd

i Destination will be on the right

0.9 mi



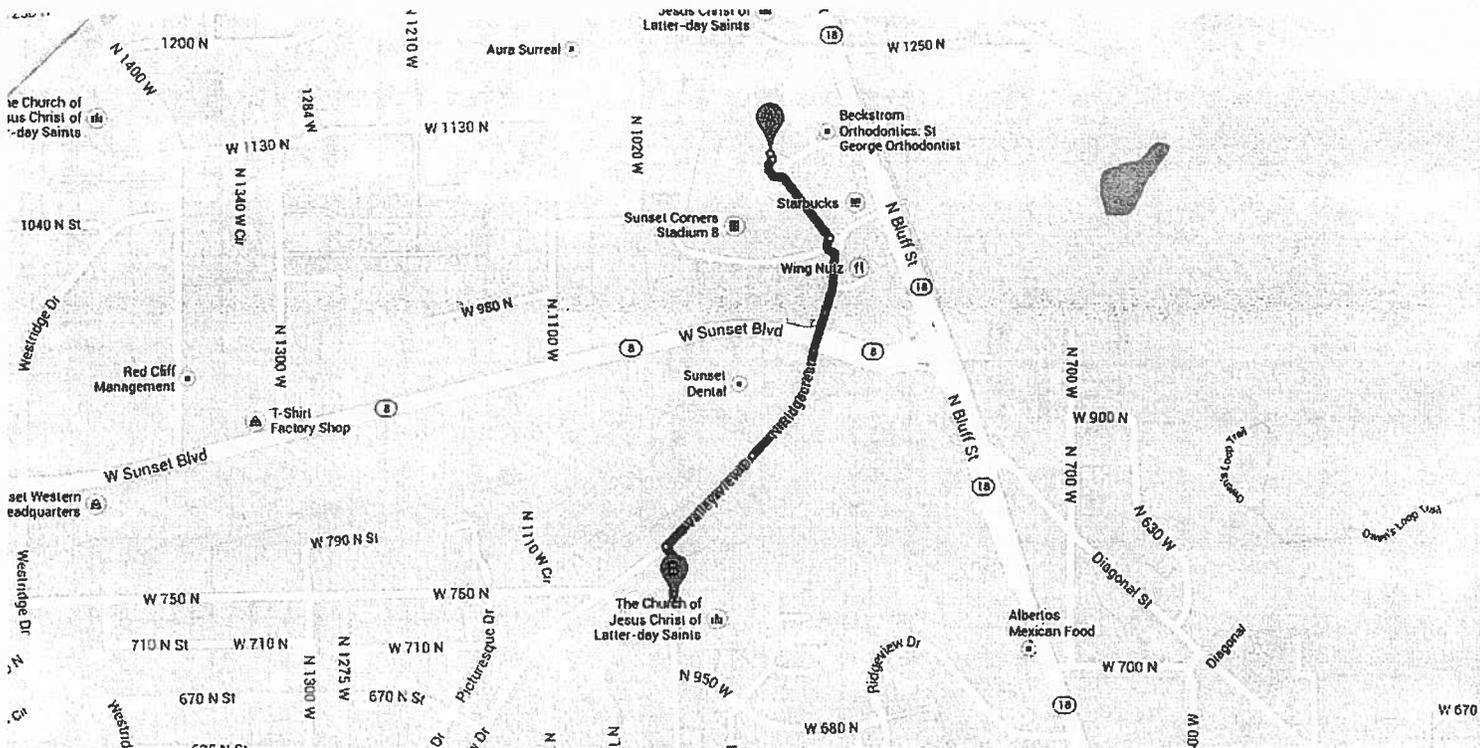
Sunset Springs Apartments
1660 W Sunset Blvd J1, St George, UT 84770

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



Directions from 1091 N Bluff St to 680 N

Drive 0.5 mi, 3 min



1091 N Bluff St
St George, UT 84770

.5 MILES = 2640 FEET

Take N Ridgecrest and Valley View Dr to 680 N

1. Head southeast

33 ft

2. At the traffic circle, continue straight

0.1 mi

3. At the traffic circle, take the 2nd exit onto N Ridgecrest

0.2 mi

4. Continue onto Valley View Dr

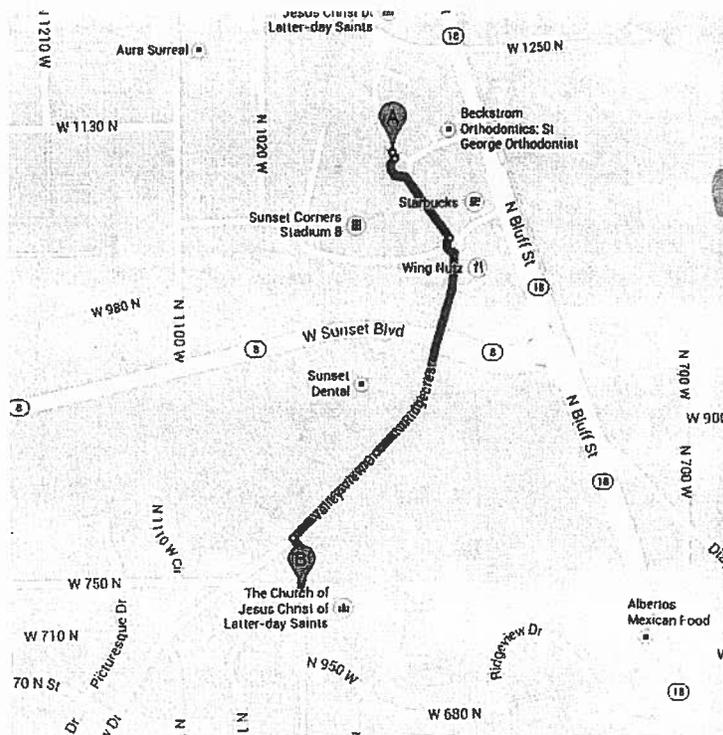
0.1 mi

5. Turn left onto 1000 W

141 ft

6. Continue onto 680 N

157 ft

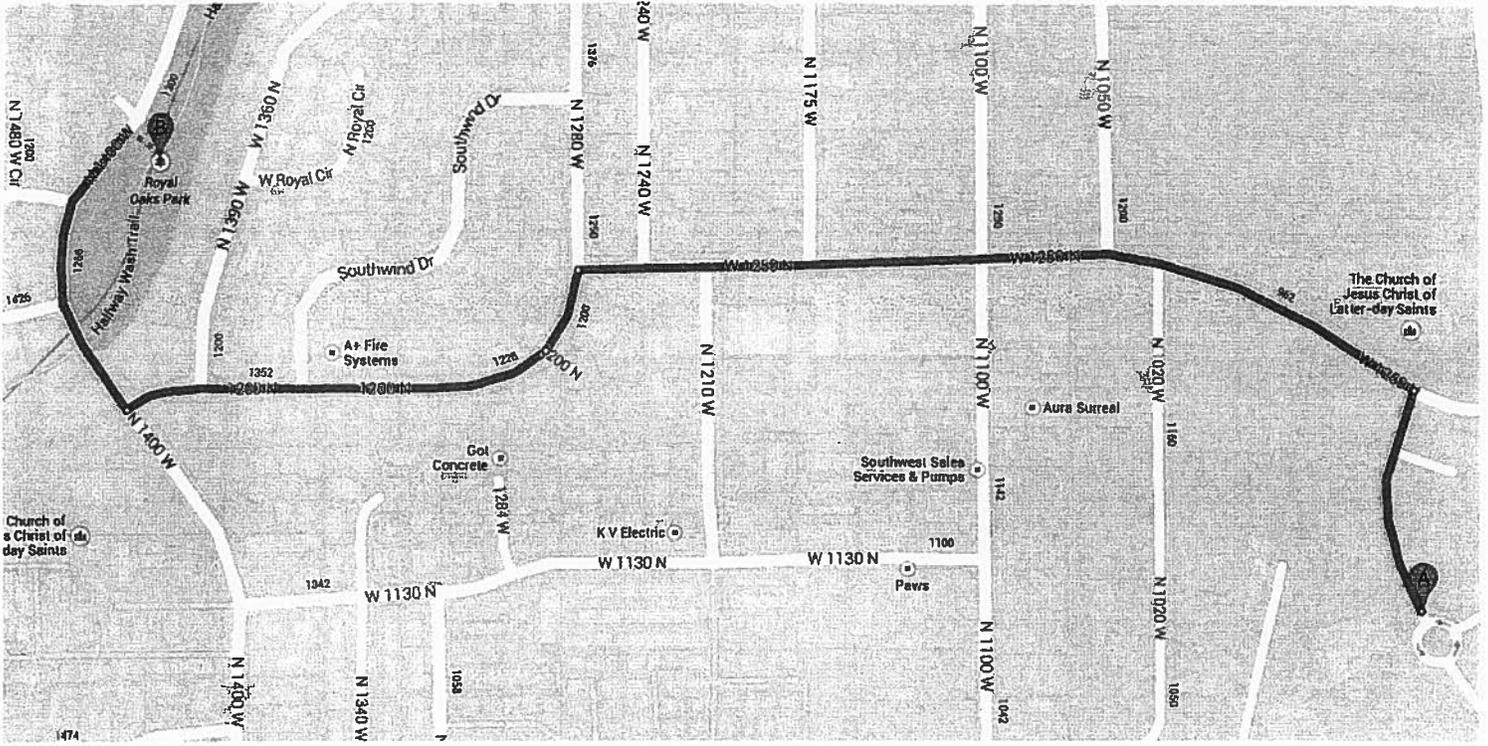


680 N
St George, UT 84770



Directions from 1091 N Bluff St to Royal Oaks Park

Drive 0.9 mi, 3 min



A 1091 N Bluff St
St George, UT 84770

1. Head northwest toward W 1250 N

0.1 mi

2. Turn left onto W 1250 N

0.4 mi

3. Turn left onto N 1280 W

223 ft

4. Continue straight onto 1200 N

0.2 mi

5. Turn right onto N 1400 W

i Destination will be on the right

0.2 mi

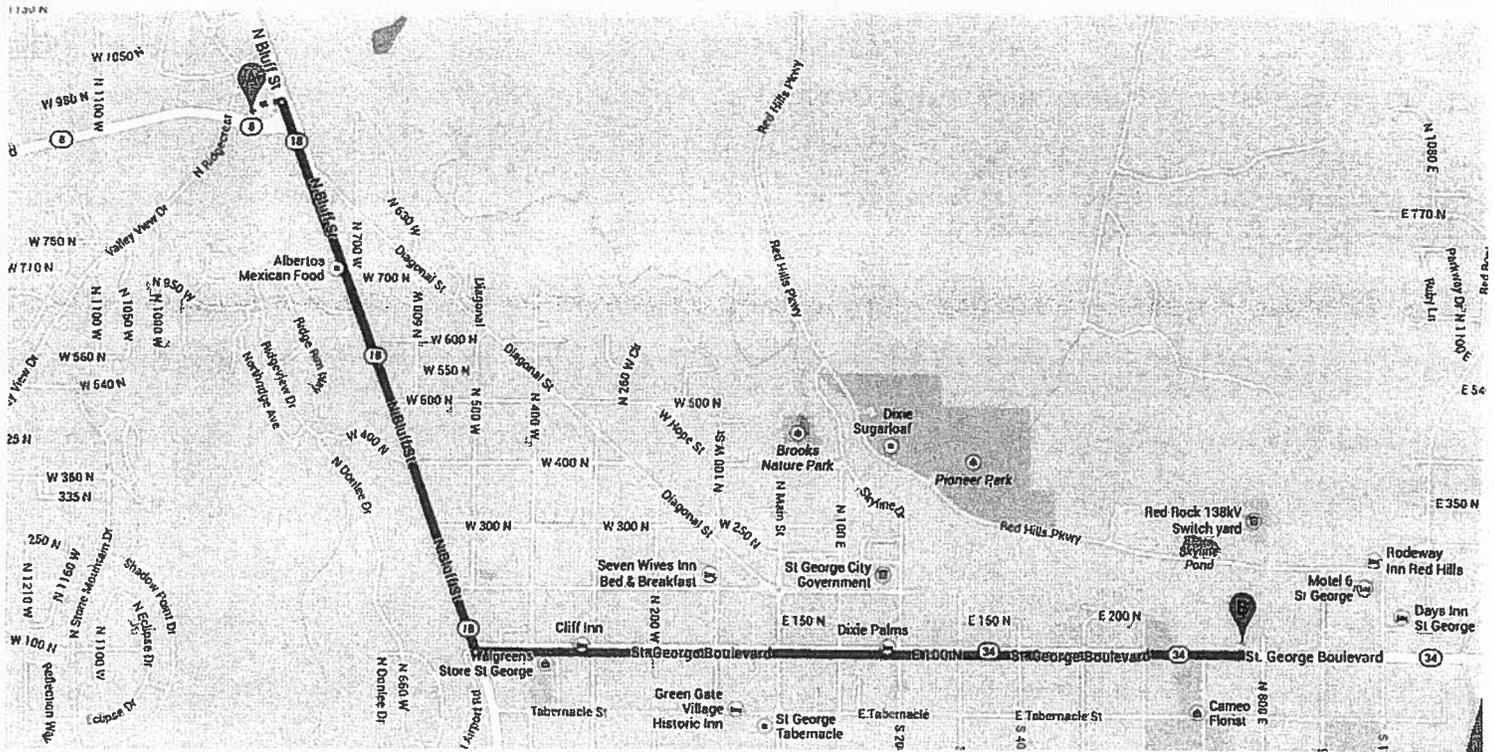
B Royal Oaks Park
St George, UT 84770

0.9 miles = 4752 feet



Directions from 1091 N Bluff St to Red Rock Canyon School

Drive 2.6 mi, 6 min



1091 N Bluff St
St George, UT 84770

1. Head south on N Bluff St toward W Sunset Blvd

1.1 mi

2. Turn left onto St. George Boulevard E

Destination will be on the left

1.5 mi



Red Rock Canyon School
747 E St George Blvd, St George, UT 84770

2.6 miles = 13728 ft.

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



appetizers

Mizzon Sticks 6.99 (6)

Mozzarella sticks with marinara sauce

Scupper Quesadillas 6.99

Served with pepperoni, mozzarella cheese, mushrooms and our pesto ranch dipping sauce. Add grilled chicken for 2.00

Black Jack's

Golden Onion Rings 5.99

Heavy serving with our spicy dipping sauce

Gunpowder Platter 11.99

Try our best with a hearty selection of chicken tenders, mozzarella sticks, onion rings, and fried ravioli. Served with ranch and marinara sauce

Cackel Wings 8.49 (8) 9.99 (10)

Delicious wings with our famous sweet & sour sauce or sweet hot sauce served with blue cheese for dipping

South Pacific

Coconut Shrimp 6.49 (6)

Tender shrimp breaded in a just coconut coating and served with our Pineapple Sauce

Chicken Tenders 6.99 (6)

Served with ranch for dipping

Homemade Bread Knots 6.99

Served with our homemade, natural, dairy dipping sauce

Heavin' Pile of Fries 4.49

Served with our special sauce

soups & salads

Served with our "Fresh, Homemade" Bread Knots

Minestrone Soup 3.99

8 oz serving

Chicken Pot Pie Soup 3.99

8 oz serving

Spinach & Fruit Salad 8.99

Our signature salad that includes spinach, romaine and other greens with almonds, cranberries, fresh fruit, feta cheese and our own homemade Vinaigrette dressing. w/ grilled chicken add 2.00

Anti Pasta Salad 7.49

A mix of three greens, with pepperoni, canadian bacon, red onions, green peppers, mushrooms, olives and mozzarella cheese. Your choice of dressing.

Caesar Salad 6.49

Crisp romaine lettuce, shaved parmesan cheese and croutons tossed in a tangy caesar dressing. Add sliced chicken breast for 2.00

House Salad 3.99

Add a side salad or a bowl of soup to any adult meal. Salad 2.49 Soup 2.49

privateer pastas

Additional toppings 1.25 each

Cavatina 8.99

Bacon, pepperoni, mushrooms, marinara, penne pasta and covered with mozzarella. Enjoy it with our delicious homemade bread knots.

Spaghetti & Meatballs 7.95

A house specialty made from scratch. Angel hair pasta and our tasty meatballs with marinara or alfredo sauce. Served with our homemade bread knots.

Ravioli 8.95

Ravioli with marinara in Alfredo sauce with mozzarella cheese layered on top. Served with our homemade bread knots.

Deep Dish Baked Lasagna 8.49

Baked Lasagna with layers of pasta filled with ground beef and ricotta cheese and topped with our signature sauce.

PIZZAS

Indulge yourself in our Gourmet Pizzas made from scratch.
 Gluten free Dough available in 20" crust. Add 2.00 to any medium pizza price.

small 7" (6 slices) medium 12" (8 slices) large 14" (10 slices) x-large 16" (12 slices)

Try our signature **Deep Dish**. → *Over 1" thick and loaded with delicious toppings. Add 2.00 to any x-large pizza price.*

The Starboard

A vegetarian pizza loaded with onions, peppers, tomatoes, olives, spinach and mushrooms.

SMALL 8.95 MEDIUM 10.95 LARGE 13.75 X-LARGE 23.50

The Brigantine (Pepperoni)

Hand tossed dough loaded with pepperoni and our tangy pizza sauce.

SMALL 6.95 MEDIUM 12.95 LARGE 16.75 X-LARGE 18.75

The Dabloon (BBQ Chicken)

Oh, we love our home made BBQ pizza starts with our hand tossed dough, covered in our tangy barbecue sauce and topped with marinated chicken, red onions, green peppers, bacon and topped with a touch of Gouda cheese.

SMALL 9.95 MEDIUM 16.95 LARGE 20.75 X-LARGE 23.75

The Mariner (Chicken Ranch)

Grilled chicken with mozzarella cheese, bacon, tomatoes, green onions and our delicious ranch garlic sauce.

SMALL 8.95 MEDIUM 17.50 LARGE 20.75 X-LARGE 23.75

The Marooned (Cheese)

Made from scratch with lots of fresh mozzarella.

SMALL 5.75 MEDIUM 10.75 LARGE 13.75 X-LARGE 16.75

The Captain

Perfect for any meat lover with Italian sausage, bacon, pepperoni, canadian bacon, buried in mozzarella cheese and topped with our home made pizza sauce.

SMALL 8.95 MEDIUM 17.50 LARGE 20.75 X-LARGE 23.50

The Pearl (Chicken Alfredo)

Start with our home made creamy alfredo sauce and our made from scratch dough. With seasoned chicken breast, bacon and plenty of mozzarella.

SMALL 8.95 MEDIUM 17.50 LARGE 20.75 X-LARGE 23.75

The Hawaiian Islands

Hand tossed dough loaded with canadian bacon, fresh pineapple and smothered in mozzarella cheese.

SMALL 7.75 MEDIUM 14.50 LARGE 17.75 X-LARGE 20.75

The Motherload (Supremes)

Loaded with all the toppings: Canadian bacon, sausage, pepperoni, plenty of cheese, red onions, mushrooms and green peppers. You'll be taking some of this one home.

SMALL 8.50 MEDIUM 17.50 LARGE 20.25 X-LARGE 23.75

Make Your Own Masterpiece

Add any additional toppings for:

8" 1.00 12" 1.50 14" 1.75 16" 2.00 (PER TOPPING)

Pepperoni, Bacon, Canadian bacon, Italian sausage, mushrooms, garlic or red onions, sausage, green peppers, chicken, pineapple, black olives or extra cheese.

sandwiches & flatbreads

Served With French fries.

The Castaway 8.99

Thinly sliced steak grilled with sautéed onions, mushrooms and bell peppers, topped with cheddar cheese and served on a grilled french bun. You'll need a fork to finish this one.

The Pirate Burger 8.49

A juicy 1/4 pound burger seasoned with our special blend of spices, served with your choice of american or swiss cheese, with tomato and lettuce on a grilled sesame seed bun.

Steak Flatbread 9.95

Thinly sliced steak with mushrooms, mozzarella cheese, green onions and a thin layer of chipotle ranch sauce with blue cheese crumbles.

Parmesan Grilled Chicken 8.99

Grilled parmesan chicken breast, with mushrooms, mozzarella, on a grilled french bun.

The Hidden Treasure (Meatball Sliders) 8.49

Juicy meatballs simmered in our tangy sauce and seasoned just right. Topped with mozzarella on our own homemade pirate knot.

Chicken Pesto Flatbread 8.95

Covered with grilled chicken, basil pesto and diced tomatoes with zesty feta and mozzarella cheeses.

Swiss Grilled Chicken 8.99

DRAFT

Agenda Item Number : **6C**

Request For Council Action

Date Submitted 2013-09-16 09:29:42

Applicant Rich Stehmeier

Quick Title UDOT Coop Agreement for Airport Grant AIP 22

Subject Consider approval of a UDOT Cooperative Agency Agreement for Airport Grant AIP 22 for \$11,000,000.

Discussion

Cost \$0.00

City Manager Recommendation Recommend approval as this is required for UDOT to send our grant money from the FAA. These funds are funneled through UDOT.

Action Taken

Requested by Larry H. Bulloch

File Attachments [UDOT Co-op St. George AIP 22.doc](#)

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments

Attachments [UDOT Co-op St. George AIP 22.doc](#)

COOPERATIVE AGENCY AGREEMENT

THIS AGREEMENT by and between the Aeronautical Operations Division of the State of Utah, Utah Department of Transportation, hereinafter called the "Division", and **St. George City**, hereinafter called the "Sponsor",

WITNESSETH:

WHEREAS, the Sponsor, with the approval of the Division, intends to apply for Federal Funds in aid of an airport project under the "FAA Modernization and Reform Act of 2012"; and

WHEREAS, under the provisions of Utah Title 72, Chapter 10, Part 3, Federal Airport Funds Act, as amended, the Sponsor appoints the Division its agent for the purpose therein stated,

NOW, THEREFORE, it is agreed by the respective parties: The Sponsor appoints the Division as agent for the Sponsor and the Division agrees to act as agent of the Sponsor for the purpose of accepting, receiving, and receipting for, and disbursing Federal monies and other public monies other than those of the Sponsor made available to finance in whole or in part the planning, construction, and improvement of the **St. George Municipal Airport** in connection with airport project No. **3-49-0060-22**.

Federal regulations require the Utah Department of Transportation to insure audit coverage of all federal funds passing through the Department to other agencies, the Sponsor agrees to provide the Department with an audit report in conformance with the United States General Accounting Office Standards for Audit of Governmental Organizations, Programs, Activities, and Functions; Guidelines for Financial and Compliance Audits for Federally Assisted Programs; Office of Management and Budget Circular A-133, and compliance supplements approved by the Office of Management and Budget. Audit reports in compliance with the above regulations are required for any fiscal year during which costs covered by this agreement are incurred. The audit reports are to be submitted to

the Utah Department of Transportation, Office of Internal Audit, 4501 South 2700 West, Salt Lake City, Utah 84119-5998, within 180 days (6 months) of the close of the fiscal year.

The Division does hereby acknowledge its approval of the Federal Aid for the improvement of the airport. Upon receipt of federal funds under this agreement, the Division shall deposit said funds with the State Treasurer from which a state warrant will be issued to the sponsor.

The sponsor shall process and submit to the Division for its approval and/or execution all proper documents, including the project application, plan set, specifications, applications for payment and project completion documentation.

This Agreement shall remain in full force and effect until the present project for the airport development under the "FAA Modernization and Reform Act of 2012" herein before referred to shall have been either substantially accomplished or abandoned by the Sponsor. It shall not apply to any subsequent or additional projects, nor to any program for development in which the United States does not participate financially.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures and official seals.

City of St. George

State of Utah, Department of Transportation
Aeronautical Operations Division

Mayor (Date)

Director (Date)

Attest

Attest

Recorder

Division of Aeronautics

(Seal)

Approved as to Form:

Paula Houston, Deputy City Attorney

DRAFT

Agenda Item Number : **6D**

Request For Council Action

Date Submitted 2013-09-16 14:32:42

Applicant Tonaquint Data Center

Quick Title Impact Fee payment schedule

Subject

Discussion Request is to pay for impact fees on a 12 month contract with their utility bill.

Cost \$0.00

City Manager Recommendation Tonaquint Data Center recently added additional storage capacity which required a large increase in power supply and consequently a large impact fee. Staff supports increasing the monthly energy fee on their utility bill to recover the impact fee over the next 12 months.

Action Taken

Requested by Gary S. Esplin

File Attachments

Approved by Legal Department?

Approved in Budget? Amount:

Additional Comments

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
AUGUST 15, 2013, 4:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

Mayor Daniel McArthur
Councilmember Jon Pike
Councilmember Gail Bunker
Councilmember Jimmie Hughes
City Manager Gary Esplin
Deputy City Attorney Paula Houston
City Recorder Christina Fernandez

EXCUSED:

Councilmember Gil Almquist
Councilmember Ben Nickle

OPENING:

Mayor McArthur called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Mayor McArthur and the invocation was offered by Pastor Alex Wilkie.

Brad Johnson who represents the SOUP Group stated it has been one year for Little Valley courts. To celebrate, they will be having a pot luck luncheon on September 27th from 10 a.m. to 12 p.m.

Leisure Services Director Kent Perkins announced the City will add an "I Am Able" run to the 37th annual marathon. This run will be a relay for those with disabilities. For more information, citizens can go to the St. George Marathon website.

SOLE SOURCE PURCHASE:

Consider approval of a sole source purchase of a centrifuge for the Wastewater Treatment Plant.

City Manager Gary Esplin stated the unit is reconditioned and matches the existing units at the Wastewater Treatment Plant.

Mayor McArthur explained that at a Solid Waste Board meeting he attended it was brought up that the board is working with the Wastewater Treatment Plant on sludge issues.

Water Services Director Scott Taylor explained there is new technology to have misters where the sludge is stored to see if chemicals can control the odor.

MOTION: A motion was made by Councilmember Pike to approve the sole source purchase in the amount of \$689,984.72 to Andritz Separation Inc.

SECOND: The motion was seconded by Councilmember Bunker.

VOTE: Mayor McArthur called for a roll call vote as follows:

Councilmember Bunker - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

SPECIAL EVENT FEE WAIVER:

Consider approval of a special event fee waiver as well as a fee waiver for the use of Town Square for the Taste of Dixie/Spookytown Festival. Gregg McArthur, applicant.

Gregg McArthur stated the request is for a business expo type event. It will include approximately 120 vendors that cater to families. The event will be held on October 25th and 26th. This will be the 3rd annual Taste of Dixie community festival and will combine with the Washington County School District Foundation's Spookytown event. The festival will feature friendly activities for children. He stated he would like the City to partner with them and is requesting a fee waiver for the use of Town Square; a special event fee waiver; help with advertising on the City's website; the marquee at Bluff and St. George Boulevard, and in the Inside St. George Magazine; use of, and assistance in setting up power at the Town Square; trash cans and trash removal and use of the City's information booth. In the past, the City has donated the use of

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the Carousel; however, this year they are requesting that the City sell tickets and donate the proceeds to the Washington County School District.

MOTION: A motion was made by Councilmember Bunker to approve all items requested.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor McArthur called for a vote as follows:

- Councilmember Bunker - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin clarified the requests were approved since the School District is a partner with the City with regard to the Town Square.

FEE WAIVER:

Consider approval of a fee waiver for the use of Town Square for the Steps for Hope event. Jessica Blevins, applicant.

Jessica Blevins stated she is the new director at the Hope Pregnancy Center. They would like to host a fun celebration on October 22nd and will provide t-shirts to those who make donations. She explained that the center is a non-profit organization serving Washington and Iron Counties that offer free pregnancy tests as well as counseling and classes. In addition, they have a boutique that offers items to families.

MOTION: A motion was made by Councilmember Hughes to waive the fee for the use of Town Square.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor McArthur called for a vote as follows:

- Councilmember Bunker - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye

The vote was unanimous and the motion carried.

Mayor McArthur stated when the Council approves fee waivers, they expect the applicants to clean up the area they are using.

FEE WAIVER:

Consider approval of special event fee waiver as well as a fee waiver for the use of Town Square for the Southwest Utah's Recovery Day Celebration. Neal Smith, applicant.

Neal Smith explained this their 4th annual celebration.

Angie Graff stated the event grows every year. The event will be held on September 26th from 4:00 to 7:00 p.m. and will feature free food, games, recovery speakers and a band. She explained they will have volunteers do all clean up, set up and take down. They are requesting a fee waiver and proclamation.

MOTION: A motion was made by Councilmember Pike to waive the fee for the use of Town Square and to waive the special event fee.

SECOND: The motion was seconded by Councilmember Bunker.

VOTE: Mayor McArthur called for a vote as follows:

- Councilmember Bunker - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye

The vote was unanimous and the motion carried.

FEE WAIVER:

Consider approval of a fee waiver for the use of Town Square for the Chuckwalla Music Festival. Nathan Truman, applicant.

City Manager Gary Esplin advised the item was tabled because there are issues that need to be worked out.

FEE WAIVER:

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Consider approval of a fee waiver for the use of Crosby Confluence Park for the Pound the Pavement for Parenthood 5K. Shellee Salmon, applicant.

Courtney Jackson stated she underwent in vitro fertilization to become pregnant with her son. Pound the Pavement is a non-profit organization established in 2010 to help men and women with infertility. Since 2010, they have hosted 6 races and raised \$18,000. This will be the first in St. George. She explained the race will be held on September 14th and are hoping to have 300 runners. They are requesting a fee waiver for the use of Crosby Confluence Park.

Councilmember Bunker inquired how couples are chosen to participate in their program.

Ms. Jackson explained couples apply online at onestepcloser.org. Once the application is received, a committee chooses the couples. The race will raise enough to sponsor two families in St George.

MOTION: A motion was made by Councilmember Hughes to waive the fee for the use of Crosby Confluence Park.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye

Councilmember Pike - aye

Councilmember Hughes - aye

The vote was unanimous and the motion carried.

Mayor McArthur advised since there are only three Councilmembers present, all items have to be unanimous. He gave the option to anyone who has items on the agenda to have the item tabled until there are additional Councilmembers present.

FINAL PLAT:

Wes Jenkins presented the final plat for Desert Willow Phase 2, a twenty-one lot subdivision located at approximately 1600 West and 330 North. The property is zoned R-1-8 and meets all requirements.

MOTION: A motion was made by Councilmember Bunker to approve the final plat as outlined and authorizes the Mayor to sign it.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye

Councilmember Pike - aye

Councilmember Hughes - aye

The vote was unanimous and the motion carried.

LOT LINE ADJUSTMENT:

Wes Jenkins explained the request is to adjust the lot line located between lot 17 and lot 30 of Crown Point Subdivision. The home located on lot 17 encroaches slightly onto lot 30 and both owners agree to this adjustment.

MOTION: A motion was made by Councilmember Pike to approve the lot line adjustment.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye

Councilmember Pike - aye

Councilmember Hughes - aye

The vote was unanimous and the motion carried.

LOT SPLIT:

Wes Jenkins explained the request is to split a 5.30 acre parcel of land located at approximately 650 North Dixie Drive into a 3.0 acre parcel and 2.3 acre parcel. He stated the Planning Commission recommends approval.

MOTION: A motion was made by Councilmember Hughes to approve the lot split.

SECOND: The motion was seconded by Councilmember Bunker.

VOTE: Mayor McArthur called for a vote as follows:

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Councilmember Bunker - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Sunterra, a 9 lot residential lot located north of 2800 South at approximately 2100 East, which is in Section 9, Township 43 South and Range 15 West. Zoning is RE-12.5 and the density is 1.91 dwelling units per acre. The Planning Commission recommends approval.

MOTION: A motion was made by Councilmember Bunker to approve the preliminary plat as described.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Tupelo Estates Phases 1 & 2, a 50 lot single family residential subdivision located on the northeast corner of the intersection of 3000 East and Crimson Ridge Drive. Zoning is R-1-8 and density is 3.5 dwelling units per acre. The lots along 3000 East will be double fronting lots and will require a 10' landscape and privacy wall. Staff is recommending that the developer complete the improvements along 3000 East with the construction of Phase 1.

MOTION: A motion was made by Councilmember Pike to approve the preliminary plat.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Sun River Phase 42 and 43 for a 41 lot residential subdivision located south of Angel Arch Drive between Grapevine Drive and English Ivy Drive. Zoning is PD-R and density is 2.59 dwelling units per acre.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat.

SECOND: The motion was seconded by Councilmember Bunker.

VOTE: Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Sun River Phase 19 Amended for an 18 lot residential subdivision located at approximately 2030 West and 4890 south in the Sun River development. Zoning is PD-R and density is 2.02 dwelling units per acre. The preliminary plat was originally approved by City Council in February 2013, the applicant is requesting to add lot 2035.

MOTION: A motion was made by Councilmember Bunker to approve the preliminary plat.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye
Councilmember Pike - aye

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Councilmember Hughes - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Arthur Grant Commercial Center, a 3 lot commercial subdivision located on the east side of Dixie Drive at approximately 650 North. Zoning is C-3.

MOTION: A motion was made by Councilmember Pike to approve the preliminary plat.

SECOND: The motion was seconded by Councilmember Bunker.

VOTE: Mayor McArthur called for a vote as follows:

- Councilmember Bunker - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATION OF EASEMENT AND LOT MERGER/ORDINANCE:

Public hearing to consider vacation of a public utility and drainage easement and to merge a portion of Lot 2B into Lot 2A of River Bend Estates located at 2746 East 50 South Street.

Wes Jenkins advised the applicant is Thomas J. Smith. The JUC recommends approval.

Mayor McArthur opened the public hearing. There being none, he closed the public hearing.

MOTION: A motion was made by Councilmember Pike to approve the lot merger and easement vacation.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor McArthur called for a roll call vote as follows:

- Councilmember Bunker - aye
- Councilmember Pike - aye
- Councilmember Hughes - aye

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

Consider approval of a conditional use permit to construct a pressure regulation station on the southwest corner of the intersection of Bluff and Snow Canyon Parkway in a R-1-10 zone. Questar Gas Company, applicant.

Ray Snyder advised the applicant is requesting a conditional use permit to construct a pressure regulating station on the southwest corner of the intersection of Bluff Street and Snow Canyon Parkway in a residential R-1-10 zone. Staff has reviewed the proposed landscape plan and feels it fits into the proposed landscaping plan for the interchange project.

Brent Morgan, representing Questar Gas, stated they have been in contact with staff to make sure plans are consistent with the request from City Council. This area is most feasible to have the station.

Mark Goble stated Questar has proposed to put in a rock mulch similar to what will be used on the interchange. In addition, the trees will be 8' to 10' trees that will also match what is being used on the interchange. He approves of the new design.

Mr. Morgan explained the rock mulch is used for stability. He stated Questar wants to work with the City to make sure is what the Council wants. The entrance to the station will be 50 feet wide to allow access for semi trucks.

Councilmember Bunker stated she feels conflicted since this is such a visible corner.

City Manager Gary Esplin stated the station is needed; this location is the best fit.

MOTION: A motion was made by Councilmember Hughes to approve the conditional use permit for Questar Gas.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor McArthur called for a vote as follows:

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Councilmember Bunker - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

Consider approval of a conditional use permit to establish an auto towing and impound yard at 769 North Red Rock Road in the M-1, Industrial zone. Tyler Satterfield, applicant.

Ray Snyder advised the applicant is Tyler Satterfield. The applicant is requesting a conditional use permit to establish a towing and impound yard in the St. George Industrial Park. The Planning Commission recommends approval.

MOTION: A motion was made by Councilmember Bunker to approve the conditional use permit with the added condition they use chain link fence with slats.

SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

Consider approval of a conditional use permit to allow a gypsum mine in an Open Space zone located approximately 3600 South River Road. PCI, John Wilson, applicant.

Ray Snyder advised the applicant is proposing to mine gypsum for approximately 5 years and then level the site for future use. He explained SITLA owns the property and will lease it to PCI. The Planning Commission recommends approval with the conditional use standards contained within the CUP report prepared by Rosenberg Associates dated July 17, 2013.

John Wilson, applicant, presented a powerpoint presentation which include the following: aerial maps, plans, pictures of existing site, haul routes, dust control permit sign, speed limit sign, pictures of crushers, pictures of water trucks, pictures of covered trucks. He explained the proposed idea is to keep the operation the same size. As for blasting, they do seismographic testing that anyone can view; there is a list of agencies they have to notify but they do not notify the public. He stated salt water is used to bind the material on the road and is applied using a water truck. This process will crust over areas that will not be mined to prevent dust. His drivers were instructed to not disturb crusted areas.

Bill Swensen stated if crusted up and not disturbed, it should be fine. If a problem occurs, he would suggest a land-line sprinkler system.

Mr. Wilson explained they have changed practices by pre-soaking prior to blasting which has seemed to help. He stated they have been mining there since 1992.

Councilmember Pike inquired what the applicants record is in terms of complaints.

Mr. Swensen replied complaints regarding the applicant are very minimal. He has received more complaints from other locations. The air quality is monitored using an air monitor within a block from the proposed site. He distributed a dust control implementation plan.

Councilmember Pike stated the City needs to assure residents that the area is monitored.

MOTION: A motion was made by Councilmember Pike to approve the conditional use permit with the conditions of the Planning Commission as well as the conditions outlined in the dust control implementation plan distributed by Bill Swensen.

SECOND: The motion was seconded by Councilmember Bunker.
VOTE: Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye
Councilmember Pike - aye
Councilmember Hughes - aye

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The vote was unanimous and the motion carried.

AA GRANT:

Consider approval of an FAA grant for the Replacement Airport.

City Manager Gary Esplin advised the request is to approve a grant from the FAA in the amount of \$11 million for the Replacement Airport.

MOTION: A motion was made by Councilmember Pike to approve the grant.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

FEDERAL AID AGREEMENT:

Consider approval of a Federal Aid Agreement to design and construct a road improvement project on Indian Hills Drive.

City Manager Gary Esplin advised the request is for a Federal Aid Agreement to design and construct a road improvement project on Indian Hills Drive.

MOTION: A motion was made by Councilmember Bunker to approve the Federal Aid Agreement.
SECOND: The motion was seconded by Councilmember Hughes.

Councilmember Hughes inquired if the cost of the agreement was \$1.4 million.

City Manager Gary Esplin stated the City's match is 6.7%. He explained this will be a safe way for pedestrians and cyclists to safely use the road. Once the design is complete, it will come back for approval.

VOTE: Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

QUIT CLAIM DEED/LEASE APPROVAL:

Consider approval to issue a quit claim deed and lease approval for parking areas at Old Airport site.

City Manager Gary Esplin explained Rococo was built quite a long time ago. The new owners would like to purchase the areas that the restaurant and hotel encroach on City property. He advised the FAA has approved; however, they are waiting for the City to send an official letter.

MOTION: A motion was made by Councilmember Hughes to approve a quit claim deed and lease purchase agreement with the new owners.
SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

RESOLUTION:

Consider approval of a resolution declaring the intention of the City of St. George to make a pick-up election for City employees within the defined benefit plans of the Utah State Retirement Systems.

City Manager Gary Esplin advised the retirement rate has gone up.

MOTION: A motion was made by Councilmember Bunker to approve the pick-up election.
SECOND: The motion was seconded by Councilmember Hughes.

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VOTE: Mayor McArthur called for a roll call vote as follows:

Councilmember Bunker - aye
Councilmember Pike - aye
Councilmember Hughes - aye

MINUTES:
Consider approval of the minutes of the City Council meeting held July 11, 2013.

MOTION: A motion was made by Councilmember Pike to approve the minutes as presented.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

MINUTES:
Consider approval of the minutes of the City Council meeting held July 18, 2013.

MOTION: A motion was made by Councilmember Hughes to approve the minutes as presented.

SECOND: The motion was seconded by Councilmember Bunker.

VOTE: Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

ADJOURN TO A CLOSED SESSION:

MOTION: A motion was made by Councilmember Pike to adjourn to a closed session to discuss possible litigation.

SECOND: The motion was seconded by Councilmember Bunker.

VOTE: Mayor McArthur called for a roll call vote as follows:

Councilmember Bunker - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

MOTION: A motion was made by Councilmember Bunker to reconvene and adjourn.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder

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