

Integrated Resource Plan  
City of St. George  
Energy Services Department

June 2010

City of St. George  
175 East 200 North  
St. George, UT 84770



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## **INTRODUCTION**

The City of St. George Energy Services Department (SGESD) entered into a long-term power purchase contract August 1964 with Western Area Power Administration (WAPA). This contract requires that all customers purchasing electric energy under a long-term firm power contract from WAPA implement Integrated Resource Planning (IRP) in accordance with specific terms in the legislation.

Integrated Resource Planning is defined as a comprehensive and systematic blueprint developed by the supplier, distributor or end user of the energy. The blue print will evaluate demand and supply side resource options and economic parameters to determine which options will best meet energy goals at the lowest reliable and reasonable energy, environment and societal costs. WAPA will use the IRP's of their customers to prepare an annual report to congress that will show estimated energy savings and renewable resource benefits.

In October 1995 the City assigned its long term sales agreement with WAPA to Utah Associated Municipal Power Systems (UAMPS) to administer as part of a cooperative pool. Integrated resource planning has been used to re-shape and diversify the City's resource portfolio under the management change made in 2002. At that time, the City removed the WAPA contract assignment from UAMPS and now administers the contract in house. As part of the direct management of the Colorado River Storage Project (CRSP) contract, the City is now required to prepare its own IRP.

The City of St. George Energy Services Department (SGESD) completed its first IRP to address the energy resources planning for the utility in May of 2005. The planning horizon for this IRP is five years. This IRP is a dynamic process, requiring continual evaluation of alternatives as load resource option and public input changes.

The City's IRP has been updated and revised as of June 2010.

## **SECTION ONE**

### **GENERAL**

#### ***SYSTEM PROFILE AND BACKGROUND***

St. George was incorporated in 1862 and is the county seat of Washington County, Utah. According to the City's Planning Department, St. George had an estimated population of approximately 73,000 in the year 2009. St. George's economy is based primarily on tourism and recreation due to the proximity of Zion and Bryce National Parks, various other state and national monuments and recreation areas, and a mild winter climate. The mild winters are followed by arid, hot summers.

St. George is governed by a Mayor and a five-member City Council, each elected at-large for four-year staggered terms. The Mayor is the chief administrative and executive officer of St. George. The day to day operations are administered and overseen by the City Manager. The City operates a municipal electric system for the benefit of the residents and businesses within the SGESD service territory. A Director of Energy Services, appointed by the Mayor and approved by the City Council, manages the electric system and supervises a staff of approximately 50 employees.

#### ***ELECTRIC SYSTEM DESCRIPTION***

St. George established its electric system in 1942. The St. George electric system has a service area of approximately 40 square miles and includes approximately 250 miles of 69 kV, 13.2 kV and 7.62 kV transmission and distribution lines. Electric power and energy is currently provided to the St. George electric system over the PacifiCorp backbone transmission system and the facilities of UAMPS Central-St. George 138 kV Transmission Project. The St. George (formally Skyline) Substation is owned and operated by SGESD and transforms the voltage of power delivered to St. George from 138 kV to 69 kV. SGESD has 18 distribution substations that are served via a 69 kV loop from the Skyline, Green Valley and River 138 kV/69 kV substations.

#### ***ELECTRIC SYSTEM CUSTOMERS***

At the end of its most recent fiscal year (June 30, 2009), the St. George electric system served approximately 26,612 meters. No single customer accounted for more than 2.5% of total electric system revenues. The customer profile combined with the arid hot summers cause the electric system to peak during the summer months and then decrease during the rest of the year. This load profile pushes the City to have a significant amount of peaking capacity during the summer months.

## **SOURCES OF POWER AND ENERGY**

SGESD generates a portion of the electric power and energy sold through its electric system and enters into contract purchases from outside suppliers for the majority of the energy needed to meet the requirements of its customers. SGESD current electric generating facilities consist of a 14 MW diesel generating facility and an 11 MW diesel generation facility that tie directly into the 69 kV transmission loop around the City. The diesel generating facilities are generally utilized to provide voltage support for the operation of St. George's distribution system and also provide peaking power and firm back-up for non-firm energy purchases. SGESD also owns and operates a 38 MW natural gas fired generation facility that ties into the 138 kV transmission system. This facility operates primarily to meet summer peak demand. SGESD is also in the process of constructing a second gas turbine at the same site.

St. George meets the balance of its electric power and energy requirements through:

1. The purchase of federal power and energy generated by the Colorado River Storage Project (CRSP)
2. The purchase of contracted long-term firm and non-firm electric power and energy transmitted by UAMPS' Craig-Mona Transmission Project;
3. Increasing the amount of renewable energy in its portfolio. This is discussed in more detail under the RENEWABLE ENERGY section of this document.
4. The purchase of short term electric power and energy from other members of UAMPS through the UAMPS Power Pool; and short term power purchases from energy merchants trading at the Mona hub.

The power that was purchased from the San Juan Project pursuant to a "take or pay" contract with UAMPS is no longer part of the City's energy resource portfolio. It has been replaced by projects such as the Jordanelle Hydro and long-term power purchases through Deseret Generation and Transmission Cooperative (DGT).

In 2004 St. George entered into a long term power purchase contract with DGT and was amended in 2007 to increase the amount of power purchases from DGT. This contract provides St. George with capacity and energy to meet its base load requirements. DGT's obligation to sell capacity and energy under this contract is contingent on the operation of Hunter Unit 2, Intermountain Power Project (IPP) and DGT's Bonanza Power Plant. This contract has a term of 19 years. Based on load forecasts, St. George is in need of more peaking resources.

In May 2006 the first phase of the Millcreek Generation Facility, a natural gas fired facility, was completed. This 38 MW net natural gas fired facility provides added internal generation and is operated primarily to meet summer peak demand. Phase II is currently under construction with an anticipated startup date of June 2010. Phase II

increases the capacity by 42 MW, bringing the total natural gas facility capacity to 80 MW.

In December of 2008 the SunSmart solar PV facility was brought on line with a capacity of 100 kW. It is currently being expanded to 250 kW. This locally owned and operated facility is a joint project with the SGESD and Dixie Escalante Electric Cooperative which also serves a portion of the City.

## **FINANCIAL AND OPERATING INFORMATION**

The rapid increase in St. George's population during the 1990s produced corresponding increases in the energy requirements of its electrical system. St. George met these increases through the addition of short term contracts. Throughout most of the 1990s, St. George was able to make market purchases at advantageous prices.

The dramatic and unprecedented increase in short term electric energy prices in the Western United States that began in the spring of 2000 had a significant negative impact on the financial operations of the St. George electric system. The system experienced an operating loss in the last half of fiscal 2000 and significant operating losses in fiscal years 2001 and 2002. These losses totaled over \$17.5 million and resulted in a reduction in the retained earnings of the electric system of over \$15 million. The losses were directly attributable to increased purchased power expense and exposure to the market volatility given the City's resource portfolio at that time.

The SGESD took a number of steps to restore the financial integrity of its electric system, as discussed in the 2005 IRP. Those changes resulted in the utility restoring its financial stability and improving the utilities ability to adjust to market fluctuations. One of the changes made was to bring the load forecasting and management in house rather than outsource it through its affiliation with UAMPS. The new overall resource portfolio is much more diversified with the addition of the two simple cycle natural gas fired peaking units as mentioned above and additional hydro and other renewable resources being added into the mix. SGESD also has taken steps to limit exposure to the spot market by no more than 10% of the forecasted load in any given month.

SGESD strives to improve the system and reliability. In 2007 and 2009 the department applied for and was awarded the American Public Power Association (APPA) RP3 designation as a platinum level reliable electric service provided. This award focuses on four areas.

1. Work Force Development
2. Safety
3. Reliability
4. System Improvement

By focusing resources in these areas, the utility has maintained infrastructure and continues to provide customers with reliable electric service and stable rates.

## **SECTION TWO**

### **LOAD FORECASTING**

SGESD prepares the current forecast by first analyzing the historical loads, which is compiled into hourly readings. Computer modeling, using a Monte Carlo simulation, is then used to adjust the historical data by the percentages desired to arrive at a “most likely scenario” forecasted load, both peak and total energy based on several outcomes. The forecasted load is then compared with actual loads to continue to calibrate the model. The current model comparison has shown that the forecast is accurate within a 1.5% band width.

The data sources used in the model are obtained from meter readings, SCADA and weather data. The staff also uses demographic information provided by the State and City Planning Department (building permit data). The data is gathered from various sources and stored within one data base. Using the computer model and historical data the following forecasts, shown in Figures 1, 2, and 3 have been prepared.

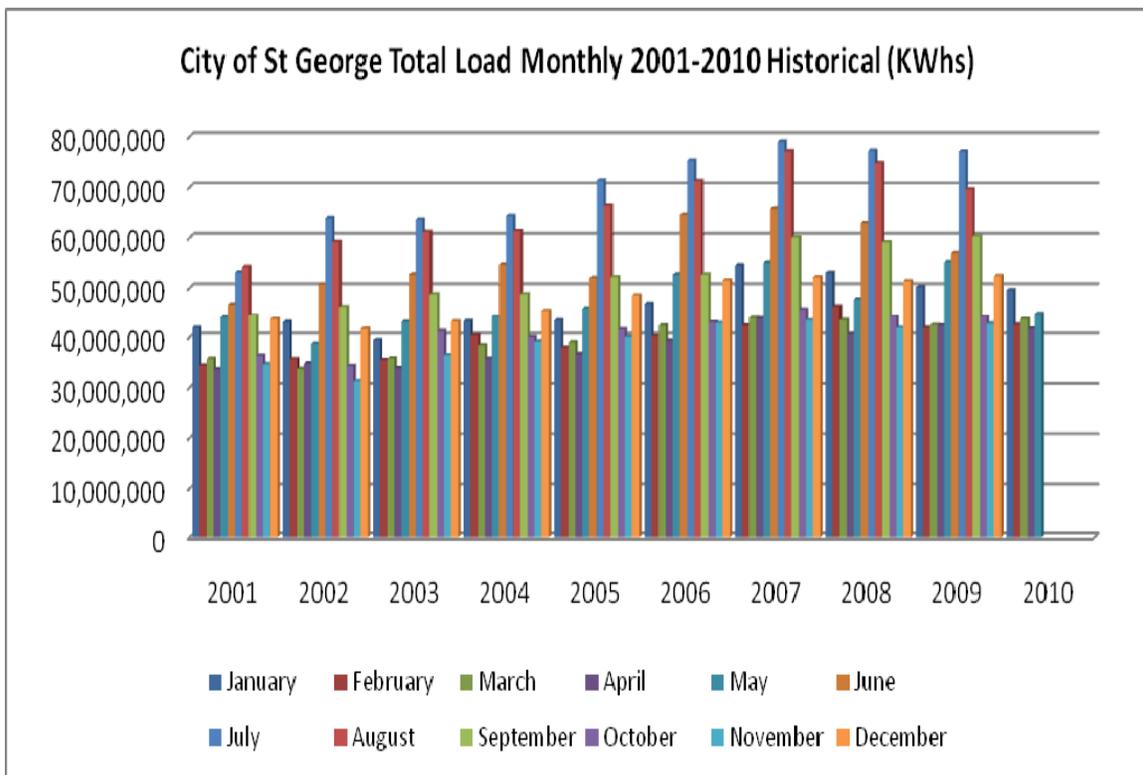


Figure 1

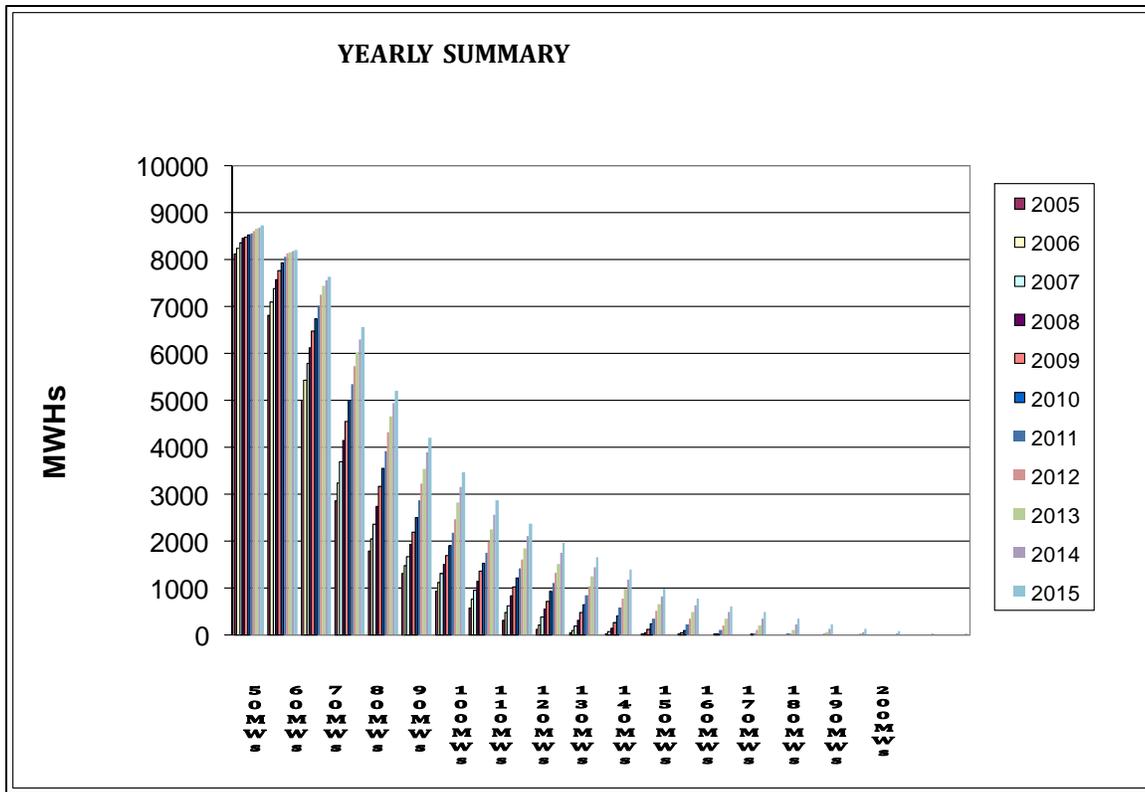


Figure 2

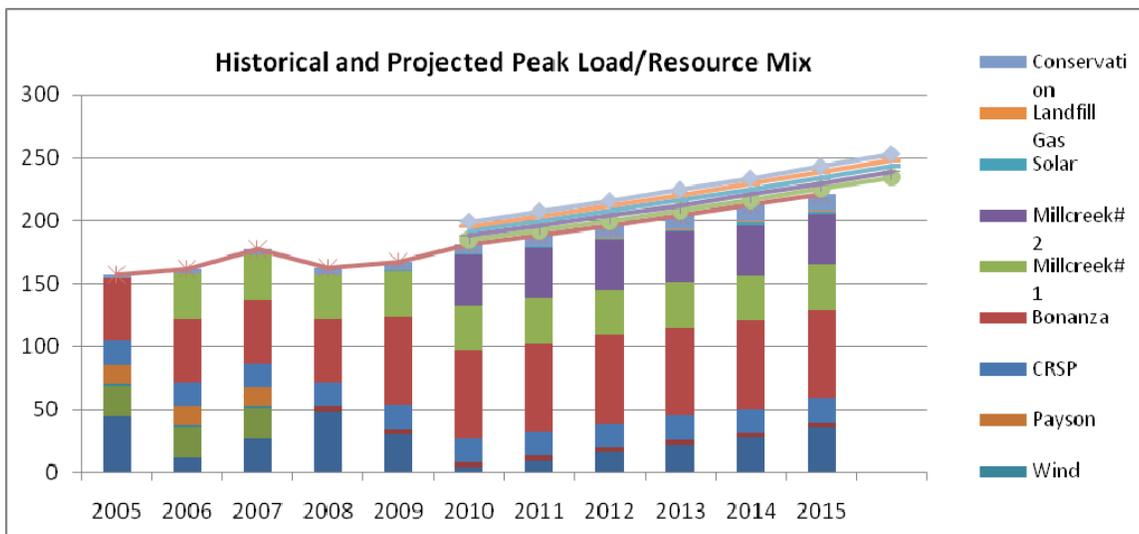


Figure 3

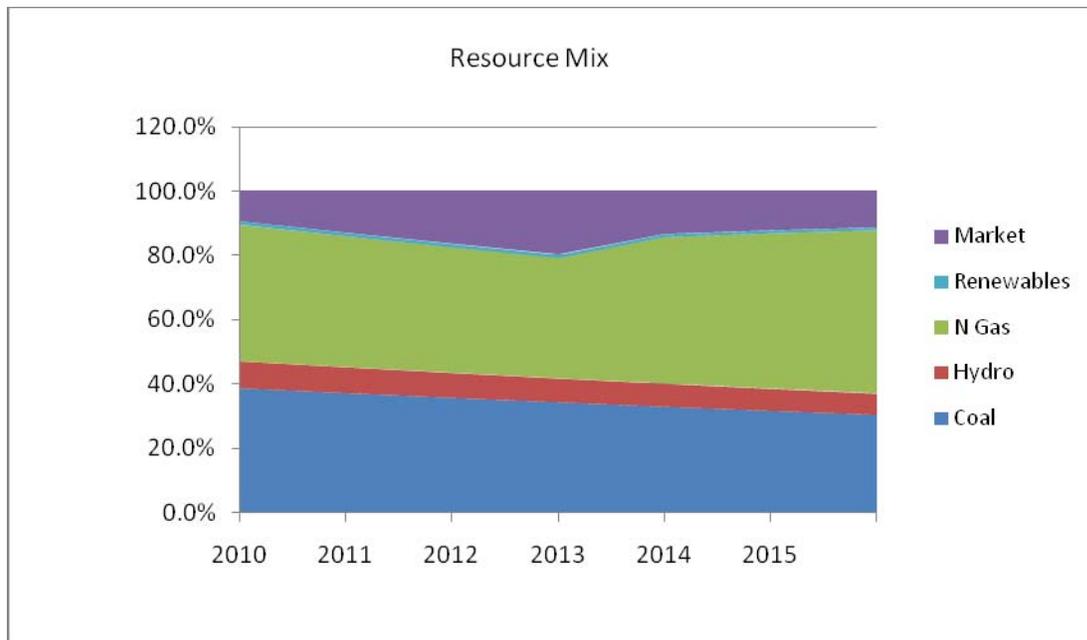
Based on the results of the modeled forecast, the SGEDS uses the data to determine what type and how much of each resource is needed to meet the forecasted demand.

## **IDEAL RESOURCE MIX**

There are three categories of resources based on load characteristics; base load, peaking and intermediate. A base load coal unit is designed to yield a maximum operating efficiency at continuous operation. This optimization is normally accomplished by a considerable initial expense. Since it is designed to run continuously, this level of initial expense is justified considering the overall economics. A peaking unit, such as a natural gas turbine is designed to operate infrequently, and hence the initial expense is greatly reduced with the trade off that it operates at higher expense and perhaps lesser efficiency. A peaking unit typically cycles on and off on a daily or hourly basis, and is designed to start up quickly on short notice. An intermediate unit such as a combined cycle natural gas turbine is designed to operate a maximum load through the day and easily adjust to minimum load at night. Its initial cost in intermediate generation is between that of a peaking and base load unit, and its operating expense is also intermediate between that of a peaking and base load unit. A peaking unit typically has an annual capacity factor of less than 40%, an intermediate unit between 40% and 60% and a base load unit greater than 60%.

Based on this forecast and criteria, the base load, intermediate and peaking resource mix for the City is shown in Figures 4.

Figure 4



In order to meet the City's objectives and to guide in selection of a resource to be included in the City's resource mix, the resource must meet the following criteria.

1. **Financial:** The analysis of the impact on the City's rates includes such factors as purchase costs, operating costs, financing costs and other costs or revenues that may be unique to a specific alternative.
2. **Operational:** All alternatives will be evaluated according to how well they meet the City's load needs.
3. **Reliability:** Reliability is basically a measure of how each alternative meets its performance objective. For a supply side resource, reliability measures the availability of the unit to operate when called upon. For a demand side resource reliability indicates the ability of an alternative to reduce demand when requested. For energy efficiency alternatives it is to reduce kWh use.
4. **Environmental:** Each alternative will be judged and ranked according to their overall environmental impacts. The goal is to minimize the overall environmental impact.
5. **Flexibility:** Flexibility is a measure of how well an alternative can adapt to changing requirements. For example, some supply side resources can be obtained only in discrete sizes. A purchase contract can be adapted to match exactly the needs of the requestor. Demand side resources are not as flexible as supply side alternatives but these benefits will vary over time depending on customer usage.
6. **Short-term and Long-term:** By its very nature, an electric utility has both short-term and long-term obligations to its customers. Both considerations are important when evaluating alternatives. Long-term resources can help the City avoid market exposure and volatility.
7. **Diversity:** Diversity in type and location of resources balances the risk during economic swings and environmental impacts plus opens up additional market availability.

Clearly, some of these objectives may be in conflict with each other. SGESD will have to balance all these objectives to reach a stable intergraded resource plan. Demand side, supply side and energy efficiency options, in various combinations, will compete for selection into the IRP.

### **SECTION 3**

### **RESOURCES AND OPTIONS**

Given the resource needs of the City detailed in the previous section, the SGEDS staff has used the following integrated resource criteria and objectives in the selection and acquisition of resources to meet the needs:

- ✓ Minimize impacts on rates to customers
- ✓ Match operation needs
- ✓ Maintain system reliability
- ✓ Minimize adverse environmental impacts
- ✓ Ensure flexibility
- ✓ Ensure short-term and long-term needs are met
- ✓ Maintain diversity in resource mix and market areas. Avoid large percentages of market exposure.

Using the evaluation criteria to evaluate the City’s current resources and potential future resources the resource mix in Figure 6 has been developed.

System Peak		Energy Resources and Summertime Peaks (in MWs)										
		Historical					Current		Projected			
		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
		157	162	178	162	167	181	189	196	204	212	221
<b>Peaking</b>	Market Purchases	44	12	27	48	30	4	10	16	22	27	36
<b>Intermediate</b>	Jordanelle				4	4	4	4	4	4	4	4
<b>Intermediate</b>	Idaho	24	24	24								
<b>Peaking</b>	Wind	2	2	2								
<b>Peaking</b>	Payson	15	15	15								
<b>Peaking</b>	CRSP	19	19	19	19	19	19	19	19	19	19	19
<b>Base</b>	Bonanza	50	50	50	50	70	70	70	70	70	70	70
<b>Peaking</b>	Millcreek#1		36	36	36	36	36	36	36	36	36	36
<b>Peaking</b>	Millcreek#2						40	40	40	40	40	40
<b>Peaking</b>	Solar					1	1	1	1	1	2	2
<b>Base</b>	Landfill Gas								1	1	1	1
<b>Peaking</b>	Conservation/Efficiency programs	3	4	5	5	7	7	9	9	11	13	13
<b>Total Resource</b>		157	162	178	162	167	181	189	196	204	212	221

Figure 6

Figures 7 and 8 compare the resource mix in the year3 2005 and 2010.

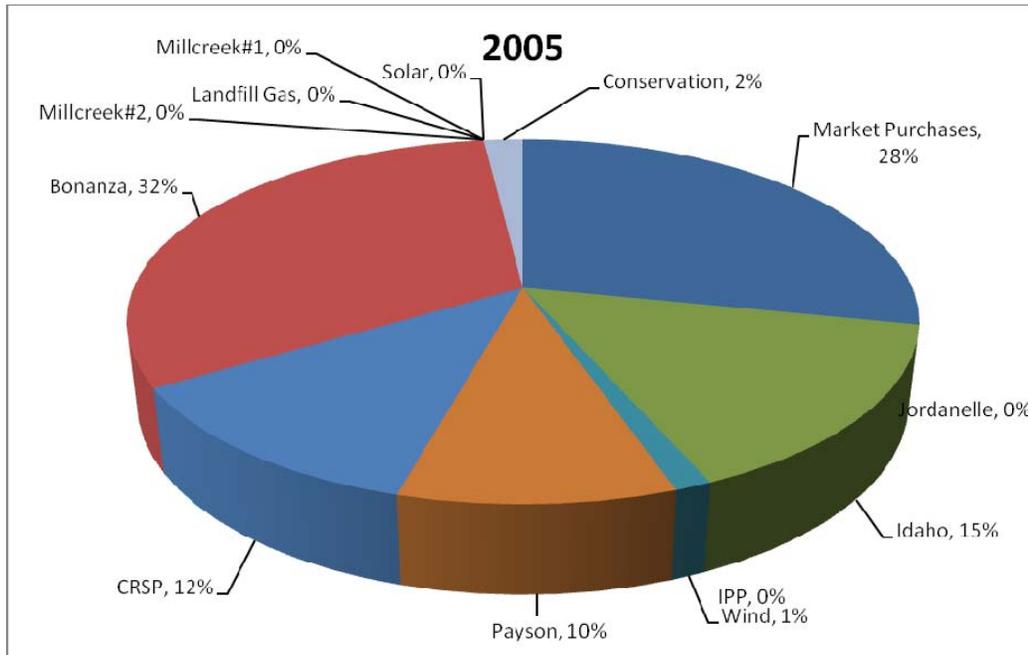


Figure 7

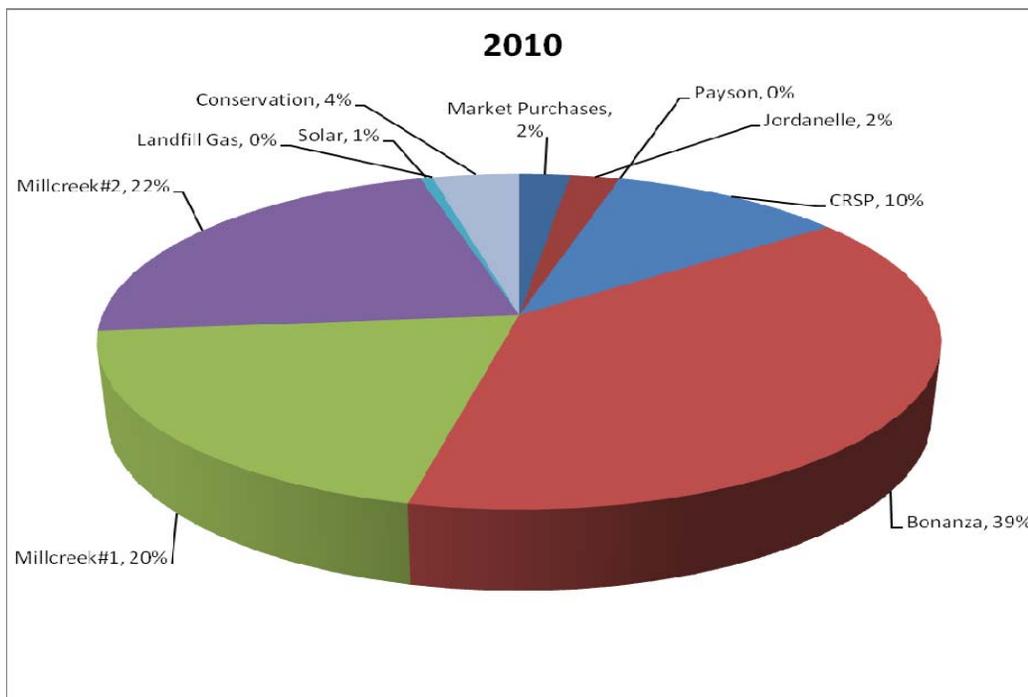


Figure 8

## **SECTION 4**

### ***ON GOING AND PROPOSED ENERGY EFFICIENCY ACTIVITIES***

Based on the developed resource mix outlined in the previous section, SGESD has a goal of reducing the forecasted peak demand by 3 to 13 MW using conservation efforts and energy efficiency activities. The following Energy Services Department programs or activities have been developed and are currently being promoted:

#### **Ongoing:**

- ✓ **Key Account – energy audits:** The staff has established a Key Account list of customers and has met with most of these customers to perform energy audits and offer recommendations regarding energy savings. The Conservation Coordinator continues to meet with these customers to follow up on implantation of the energy saving suggestions/activities. The staff continues to be trained on energy efficiency and new technologies.
  
- ✓ **Dixie Conservation Alert Program:** The staff, working with the Utah State Energy Office, has developed a staged energy conservation program during peak power demand periods of the summer months. The program was implemented in the summer of 2004. Alert levels are published daily in the local newspaper and aired on radio as well as on the state and local TV news programs. The program consists of three stages of demand side conservation designated by green, yellow or red days. (See appendix for program details).

The first stage, GREEN: is a voluntary level and recommends basic conservation measures. This stage is triggered as soon as the public announcements start and news articles are published, generally June 1.

The second stage, YELLOW, is more of a semi-mandatory conservation level and recommends more stringent conservation efforts. The goal is to see 5 to 10 MW of peak shaving. This level is triggered by temperature and energy load levels.

The third stage, RED, is a mandatory level of conservation efforts and due to system supply shortages. This stage is triggered by a system failure or loss of transmission into the area.

Along with this program, the SGESD has implemented a load curtailment program with three of its largest customers. These customers have agreed to curtail load with a 24 hour notice of expected curtailment and a four hour ahead of curtailment confirmation. In the summer of 2008 this program was activated twice. The Washington County School District (WCSD) was able to curtail 2 MW of load by shutting down some schools that were not in use. The Water Services Department (SGWSD) was able to curtail 4 MW of load by turning off well pumps for the

designated time of the curtailment. The load curtailment program is based on the county-wide load and energy coming into the county at the Central Substation.

**Air Conditioning load shaving/load management:** The City has decided not to pursue this program at this time. However, there are plans to conduct a pilot study of the effect of home energy monitoring devices combined with messages regarding conservation needs to determine if added information to the customer results in a reduction of demand. The City is currently pursuing grant funding to run the pilot program with Energy Hub devices which are compatible with the Itron meters in use on the system.

**Educational:** SGESD uses the City's website as one method of disseminating information to customers. Conservation tips are on the web page as are links to other conservation and efficiency sites. All of the conservation programs are advertised on the website, brochures and forms can be downloaded from the site. Along with the conservation information, there is also general information on the SGESD.

**Social Networking:** The City has recently set up several Twitter accounts, one of which is geared to conservation. The Conservation Coordinator sends out "tweets" as appropriate to remind followers of conservation needs or to advertise a new program or incentive.

**Classroom Presentations:** The Conservation Coordinator makes presentations in K-10 grade classrooms. These presentations are geared towards subjects appropriate to the age group and curriculum. For instance second grade class curriculum includes safety. The presentation made concerns electrical safety and includes actions children in this age group can do to save energy such as turning off lights. Additionally students are given things to take home that reinforce the message such as pencils, coloring sheets and the DOE Energy Savers booklets. The Conservation Coordinator also participates in the Annual Water Fair for all 4<sup>th</sup> grade students in Washington County. The presentation focuses on water conservation and includes information on the interdependency of water and energy and the need for conservation of both resources.

**Other Presentations:** The Conservation Coordinator also meets with Boy Scout troops working on energy related badges. These presentations include subjects such as where the utility gets its power from, how it's transmitted to the community and the type of energy in the resource portfolio. Presentations are also made a Home Owner Associations, Rotary Clubs, Chamber of Commerce and other civic groups covering efficiency and incentive programs.

**Public Activities/Events:** Staff has also organized activities annually around the time of Public Power Week. The first full week in October is designated by the American Public Power Association (APPA) as Public Power Week. In October of 2008, SGESD hosted a fair on Saturday in the City's Town Square with vendors displaying renewable energy technologies, efficiency products as well as information

on conservation and other programs offered by the department. In 2009 the Conservation Coordinator participated with the Home Depot in the SGESD service territory in hosting a safety fair. This included a demonstration of high voltage safety manned by a line crew. The event was advertised in the paper highlighting information on efficiency programs. In October 2010 the Conservation Coordinator is participating in a similar fair to be held at a local elementary school.

At activities such as the Public Power Week events or events surrounding Water Week, customers are given energy saving items such as compact fluorescent light bulbs and LED night lights.

**EnergyStar Appliance™ Rebate Program:** The City offered a rebate for water efficient appliances from July 2007 through May 2008. The appliance rebates were for clothes washers and dishwashers. Although targeting water conservation, all the appliances rebated also were EnergyStar™ labeled. Based on kWh usage of the appliances purchased compared with non-labeled appliances, this program has saved approximately **15,500 kWh** annually. The success of this program has initiated a similar program which began October 1, 2009. This program rebates the purchase of EnergyStar™ labeled appliances as listed below:

- Refrigerators for any SGESD customer
- Clothes washers with a modified energy factor of 1.75 or better for customers whose primary residence is on the SGESD system.
- Electric hot water heaters for “all electric” customers only with a modified energy factor of .93 or better.

Although not in place long enough to compare energy use prior and post new appliance installation, to date **155 customers** have been approved for a rebate. Funding for this program is set at \$20,000 and is from SGESD revenues.

**Energy Efficiency Rebate Program:** This program provides incentives for selected energy efficiency improvements for single family residential customers as well as new home construction.

- New homes designed and built that earn a Home Energy Rating (HERS) of 67 or less verified by a 3<sup>rd</sup> party are eligible for a \$1,200 rebate on impact fees. Or contractors not achieving a qualifying HERS rating can apply for specific energy efficiency rebates for better levels of insulation or more efficient central air conditioning systems.
- Existing homes earn rebates issued in the form of a credit on utility accounts for increasing the amount of attic insulation and/or installing air-conditioning units rated at SEER 15 or better.

There are aspects to the program which are not discussed in this document. A copy of the program is attached for reference. This program was approved by the City

Council in January of 2009 with a limit of \$50,000 from SGESD revenues. Within six weeks the funds were depleted and an additional \$5,000 was allocated to the program. However, due to a lack of funds, the program was suspended. In February of 2009 money from the federal ARRA became available via the Energy Efficiency and Conservation Block Grant (EECBG) program. SGESD applied for a grant in part to fund this program. The grant was awarded and the program began operating again in November of 2009.

As part of compiling the annual IRP report, SGESD analyzed the utility records of those that participated in the first round of funding one year prior and one year post efficiency improvement. Although not normalized for weather the records show a total decrease in energy use of approximately **85,000 kWh**.

**Support the adoption 2009 International Energy Conservation Code (IECC):**

The SGESD has cooperated with the State of Utah and NGO's such as Utah Clean Energy to hold stake holder meetings regarding the changes added to the IECC in 2009. Additionally, training sessions were held in the Water and Energy Administration building at no charge to the sponsoring organization to provide a means to train professionals, builders and inspectors in the 2009 IECC.

**Future/Proposed:**

The Conservation Coordinator is working on developing other conservation programs to be implemented in the future.

- ✦ Refrigerator Recycling Program: Staff will investigate the costs and success of programs designed to pay customers to recycle their old refrigerators. SGESD will most likely contract with a third party vendor to pick up and recycle old refrigerators, thereby assuring they will be removed from the system after their useful life.
- ✦ Continuation of rebate programs: Staff will continue to look for grant opportunities to fund the continuation of the rebate programs.
- ✦ How to Videos: The Conservation Coordinator is currently investigating the possibility of adding short "how to" video clips to the website. Topics would cover common efficiency improvements such as installing compact fluorescent light bulbs, sealing around doors and windows, changing air filters etcetera.
- ✦ Street Lighting Efficiency: SGESD is evaluating street lighting technologies such as induction lighting and LED technologies to determine if there is a cost effective technology that can be implemented in the future. The historical lighting on St. George Blvd has recently been retrofitted to utilize energy efficient compact fluorescent bulbs. Currently all other street lighting is high pressure sodium fixtures.

## ***SUMMARY OF ENERGY EFFICIENCY PROGRAMS***

Summary of Existing/Proposed Energy Efficiency Measures		
Activity	Estimated Customer Participation	Estimate Energy Load Reduction
Key Account Energy Audits	5 - 10	Unknown
Dixie Conservation Alert	10,000	500 to 1,000 MWh during peak hrs
EnergyStar appliance rebates	200per year	31,000 kWh per year
Energy Efficiency Rebates	500 per year	100,000 kWh per year
Education efforts	15,000	
Refrigerator Recycling Program	100	11,000 kWh per year

## **SECTION 5**

### **RENEWABLE ENERGY ACTIVITIES**

Since 2002, the City has been very aggressive in establishing at least 15% to 30% of the resource portfolio as renewable or “green”. Currently the City has approximately 20% hydrogenation, and 1% of solar power. The City plans to add to each of the percentages by pursuing the following projects:

- ✦ Jordanelle Hydro Electric Project: The City has entered into a long-term power sales contract with Heber Power & Light (Utah) to purchase energy output from the Jordanelle Hydro Electric project which was constructed by the Bureau of Reclamation and Central Utah Water Conservancy District at the Jordanelle Reservoir. The total amount of output is proposed to be 12 MW. The City has purchased 4 MW of the 12 MW capacity. This hydro has been certified as a Low Impact Hydro. This has increased the City’s hydro portfolio by approximately 4%.
- ✦ Solar Energy Net Metering Program: The City has developed a solar energy net metering program. The program promotes customer side solar installations following City specifications and guidelines and provides a rebate of \$2,000 per installed kW with some restrictions. The solar energy production is metered and netted out each billing cycle. This program was adopted in October 2005. Currently there are 27 net-metering customers with approximately **100 kW** of solar installed, generating approximately **109 MWh** of energy in 2009. The Utah State Energy Program announced a rebate of \$2 per watt for grid-tie customers with a program funding limit of approximately three million dollars. This rebate combined with the City’s rebate should increase the number of installations in the near future. The City’s Net Metering Policy 10.95 is attached.

- ✦ Clean Green Power Program: The City has developed and received approval from the City Council to promote an environmentally friendly energy production program. The City has named this program “Clean Green Power” (See program pamphlet in the appendix). The program consists of soliciting customers to purchase blocks of “green” or “renewable” energy. The revenues received from this program will be used to purchase more green energy or to provide rebates to customers who participate in the Net Metering program. Nationally, these types of programs have low subscription rates and this has been true for SGESD as well. However, this program will continue to be offered as a method of offering as many options as possible to customers interested in using renewable energy.
  
- ✦ SunSmart Community Solar Facility: This is a unique project and one of the first in the nation of its kind. SunSmart is a PV solar generation facility located on City owned property adjacent to a substation. It is a jointly operated facility with Dixie Escalante Electric Cooperative which also serves a portion of City customers. Currently the capacity is 100 kW with a 150 kW expansion in progress at the time this document is drafted. Build out for this project is 2 MW and will be completed in phases. At the time of this draft, the facility has generated approximately 250 MWh of energy.

Any resident or business within the City of St. George boundaries can participate in this program by purchasing units of the project. Each unit is equivalent to 1 kW. Participating customers sign a 19 year contract and receive a portion of their energy from this facility based on the amount of energy generated and their subscription amount. A kWh credit is applied monthly to their utility bill. In 2008 the State Legislature changed the tax law to allow participants in SunSmart to be eligible for the State solar tax credit that is also available to systems installed on residential homes. A brochure explaining this program is attached.

## **SECTION 6**

### **SUPPLY SIDE ENERGY CONSERVATION ACTIVITIES**

The City has on going supply side energy conservation programs. These programs are in place to reduce energy consumption prior to delivery to the customer meter. The following activities are in place:

- ✦ Distribution transformer Efficiency Ordinance: The City requires all distribution transformers installed on the system to be high efficiency and low loss designed transformers (see ordinance and criteria in appendix)
  
- ✦ System Power Factor Correction: The City receives energy over a radial transmission system. This system is very voltage dependent. During peak periods significant voltage drop occurs. The voltage drop increases the amount of energy losses. SGESD has implemented a very aggressive program to reduce the voltage drop which requires the City maintain a 98% power factor by installing capacitors

annually. SGESD budgets \$60,000 annually for these installations. Analysis dictates that these installations reduce the system peak by as much as 4.5 to 6 MW's.

## **SECTION 7**

### **PUBLIC PARTICIPATION**

Public involvement in the IRP development process was encouraged and input from the public was considered. Focus groups were held as part of the research process for the development of the SunSmart project. Customers were asked various questions regarding environmental issues associated with electric generation, individual actions with respect to environmental issues and the responsibility of the utility to address environmental issues. A customer satisfaction survey done in 2007 indicated 49% of respondents were either *Very Interested* or *Somewhat Interested* in renewable energy, 28% had made energy efficiency improvements in the last 12 months. Given this level of customer interest, SGESD has moved forward with providing more services and incentives for energy efficiency and renewable energy options.

The goal of the public participation process was not necessarily to reach a consensus, but rather to develop informed consent by providing information and balancing input from all affected interest.

Public comment meetings are scheduled to be held as a public hearing format during two regularly scheduled City Council meetings in July and August of 2010. The minutes of these hearings will be available on the City's website at [www.sgcity.org](http://www.sgcity.org).

UAMPS was also given a copy of the IRP for comment as well. UAMPS acts as one of the City's scheduling agents.

## **SECTION 8**

### **SUMMARY**

#### **MEASUREMENT AND FOLLOW UP PLAN**

The City Energy Services Department will evaluate the following sections of this IRP on an annual basis:

- ✓ Energy Resource Portfolio
- ✓ Resource options
- ✓ Load forecasting
- ✓ Renewable energy activities
- ✓ Supply Side Energy Conservation

**Criteria:**

The energy resource portfolio will be evaluated based on energy load forecasts. The resource portfolio will be balanced as outlined in Section 3. Updates to the portfolio will be added to this IRP as an amendment and noted as such.

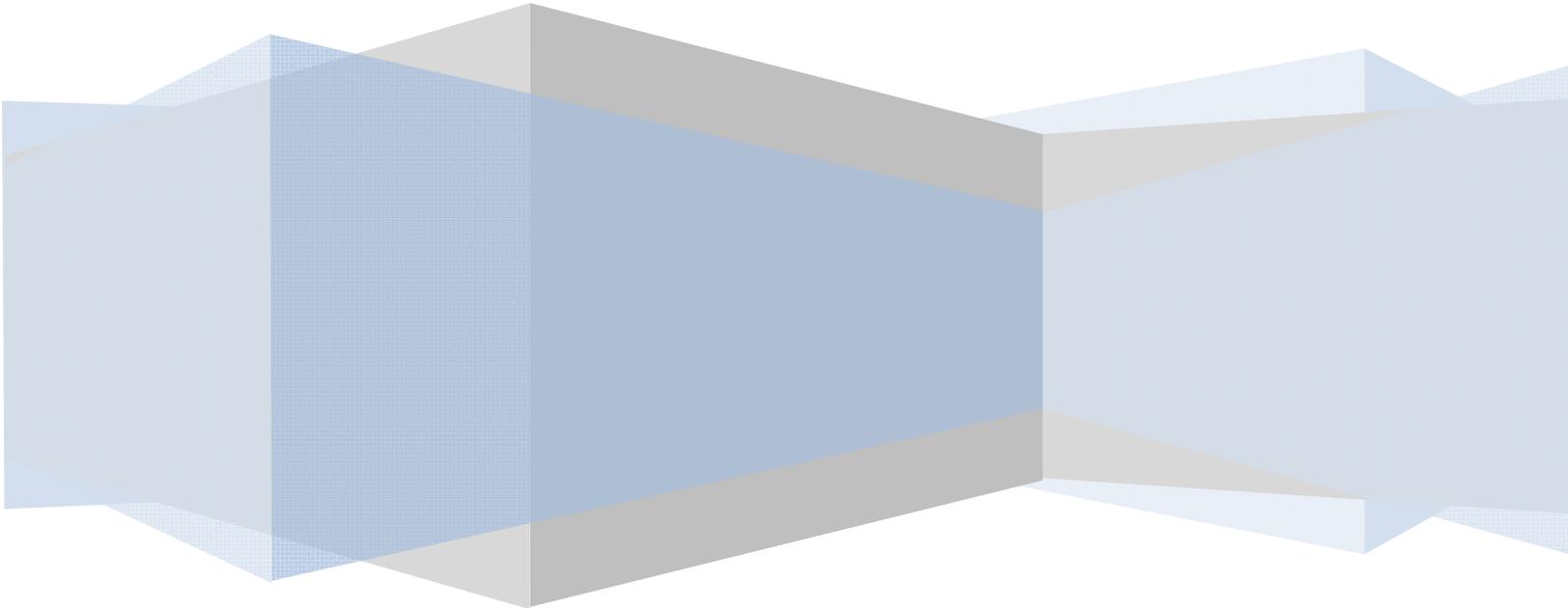
The energy efficiency activities will be monitored on an annual basis and a spreadsheet will be kept to measure estimated and actual energy savings. If a specific activity is not producing results, it will be dropped for the IRP. If new activities are introduced during the year, they will be added to this IRP.

The renewable energy activities will be monitored based on those that are operational and those that are still under development. The operational activities production of energy will be metered and collected into a spreadsheet monthly. The monthly data will be summarized on an annual basis and compiled as an IRP update or revision.

The activities under development progress will be reported on an annual basis. If an activity is developed or is discontinued, the activity will be added/removed from this IRP. New potential activities with development potential will be added to this IRP as an addendum.

The City Conservation Coordinator will be responsible to prepare the measurement spreadsheets and annual IRP updates.

**EXHIBITS**



City of St. George  
Energy Services Department  
Efficiency Program  
October 2008

The City of St. George Energy Services Department (SGESD) is pleased to offer an energy efficiency rebate program to residential customers. The program offers rebates to residential customers for cost-effective electrical efficiency improvement projects within their own home. **This program is open only to customers in the SGESD service territory.**

## Program Overview

The SGESD efficiency rebate program is a customer-side management opportunity offered by the City of St. George with the goal of achieving verifiable, cost-effective and long term electrical energy savings. This program can be modified or closed at any time.

The program requires customers to submit specific information for the project to be completed at their residence. Reduction in electrical use must be obtained through an improvement in efficiency and may be installed as part of a retrofit or new construction project.

This program will become effective as of January 8, 2009 and operate until budgeted funds are depleted. Rebates are available on a first come, first serve basis. Rebate requests under the New Residential Construction portion of this program require submittal and approval prior to proceeding. Projects submitted without pre-approval will not be considered for the program.

## Qualifying Customers

To participate in the SGESD Residential Rebate Program a customer must be served by the SGESD and install a qualifying measure in a residential metered home. This program applies to single family residential units with up to a maximum of four townhouse units. Customers with questions regarding eligibility should contact the Conservation Coordinator via email at [rene.fleming@sgcity.org](mailto:rene.fleming@sgcity.org) or by phone at 435-627-4848.

Builders/developers may also participate in this program by implementing approved efficiency measures in projects with pre-approval of rebate amounts that will be available for the proposed project..

## Qualifying Measures

### ***New Residential Construction***

#### **Whole House Efficiency Package**

The State has adopted the 2006 IECC standards. Builders that go beyond the minimum efficiencies in the building code standard will be eligible for the following rebates.

A rebate of electric impact fees of \$1,200 per home that has a HERS rating of 73 or lower with the use of an 80% efficient natural gas furnace. If a 90% efficient natural gas furnace is installed the HERS rating needed to qualify for this rebate program is a 67. This stipulation should not be construed to imply that a less efficient natural gas furnace is encouraged, but rather an indication of the goal of the program is to achieve a reduction in electrical demand. Builders are encouraged to contact Questar Gas regarding rebates available for high efficiency natural gas furnaces that would be in addition to rebates offered by the SGESD. To be eligible for the rebate a home would have to be verified by a third party inspection by a HERS certified inspector or a representative accredited by RESNET. A HERS rater may issue two different certificates, one for the overall rating of 67 and one that indicates the home complies with the parameters of the SGESD efficiency rebate program, showing a 73 HERS rating without the highly efficient(90%) natural gas furnace.

Eligible construction practices are listed below:

- Better-insulated foundations, walls, ceilings and attics that are inspected to assure proper installation and as detailed in the building design.
- Typical requirements for Energy Star and to meet this level of efficiency include:
  - ✓ Air sealing techniques on building shell
  - ✓ Proper insulation including air barrier and alignment (see Energy Star Thermal Bypass Inspection (TBI) checklist)
  - ✓ Proper sizing and installation of HVAC systems including Duct sealing to below 6% leakage. (ACCA manual J, S and D )

In Washington County, a typical home will require low E windows, exterior wall system exceeding R-15, attic insulation above R-38 (R-50) furnace above 90% AFUE and AC of 15 SEER or higher.

- Obtaining a HERS rating of 73 or lower can be met by combining selected efficiency improvement options.
  - ✓ Low E Windows
  - ✓ Exterior wall system exceeding R-15
  - ✓ Attic insulation above R-38
  - ✓ Furnace above 90% AFUE and AC of 15 SEER or higher

- These are not requirements but simply, recommendations to meet the requirements of a HERS 73. The rating is for the home as a system so individual components may have varying effects on each other and the overall efficiency of the home.

### **Specific Electrical Energy Efficiency Rebate Options**

High-efficiency heating systems are encouraged, whether fueled by natural gas or electricity, however, this program focuses on a reduction in electrical demand, therefore, only efficiency upgrades affecting electrical use are eligible for a rebate from the SGESD. Natural Gas customers are encouraged to contact Questar Gas regarding the Thermwise program for rebates that may apply to natural gas efficiency improvements.

**Other electrical efficiency measures are eligible for a rebate independent, but not in addition to obtaining a HERS rating of 73 or less. A maximum rebate of \$1,000 is allowed with the following options or combination thereof:**

### **Central Air Conditioning (A/C) Systems**

The following criteria must be met in order to qualify for a rebate of \$250

- SEER 15 or better A/C unit
- Proper placement of the unit – i.e. not in direct afternoon sunlight or some sort of shading to reduce afternoon heat.
- ACCA manual J heat load calculation
- ACCA manual S for proper equipment sizing
- ACCA manual D for proper duct design and installation
- Proper duct sealing as required by 2003 IRC section M1601.3.1

Proper routing of ducts, especially flex ducts to avoid tight radius bends or other restrictions, and sealing of the register boot to the wall are highly recommended.

### **Insulation**

Based on the 2006 IECC Code in climate zone three (the zone that St. George is in) the recommended insulation levels for a wood frame wall is R13, the ceiling R value is R30. For purposes of this rebate measure, R values shall mean the wall as a system, not necessarily just the cavity insulation.

A rebate of \$150 per item or \$300 total is offered for an increase in insulation at or above the following levels.

- Attic insulation of R38 or better
- Exterior Wall Insulation of R19 or better

Insulation upgrades shall be installed to meet a grade I or grade II according to the Mortgage Industry National Home Energy Rating Systems Standards, Appendix A. Installations failing to meet this minimum will not be eligible for a rebate. The installation of insulation must be inspected by an approved inspector who may not be affiliated with the General Contractor or the Insulation Contractor or Company. A certified HERS rater is considered an approved inspector.

Attic insulation, in addition to meeting the grade I or grade II requirements must include installed depth measurement rulers for visually verifying the depth of the insulation material from accessible areas of the attic, and a certificate of insulation as required by 2003 IRC section N1101.3.1 insulation.

A certified inspection report is required verifying the insulation was installed to the levels specified and the installation was done appropriately for the type of insulation used.

### ***Existing Residential Construction***

#### **Air Conditioning systems**

A rebate of \$350 will be issued to a residential customer upgrading their A/C unit from a Seasonal Energy Efficiency Rating (SEER) 10 or lower to a SEER 15 or higher providing the following steps are taken:

- SEER 15 or better unit
- Proper placement of the unit – i.e. not in direct afternoon sunlight or some sort of shading to reduce afternoon heat.
- ACCA manual J heat load calculation
- ACCA manual S for proper equipment sizing
- ACCA manual D for proper duct design and installation
- Proper duct sealing as required by 2003 IRC section M1601.3.1

The City reserves the right to inspect the equipment and installation prior to approval of the rebate request.

#### **Insulation**

To be eligible for insulation rebates on existing construction, homeowners will have to have a pre-installation inspection verifying the current level of insulation. Verification of the amount of insulation can be done by the contractor doing the insulation upgrade. Documentation of the level of insulation prior to and post upgrade must be provided as part of the rebate application documentation. Rebates for increasing attic insulation levels in increments of R-19 or higher and exterior wall insulation in increments of R-11 or higher are available. Attic insulation levels of R-38 or higher and/or exterior wall insulation levels of R-19 or higher is not eligible for insulation upgrade rebates.

For customers served by Questar Gas, a rebate per square foot will be allowed for insulation upgrades to existing construction as listed below.

- Exterior Wall Insulation in increments of R-11 or higher - \$0.30 per square foot with a maximum rebate of 10,000 square feet of upgraded insulation
- Attic insulation in increments of R-19 or higher - \$0.20 per square foot with a max rebate for 1,450 square feet of upgraded insulation

For customers in “all electric homes” served by the SGESD a rebate per square foot will be allowed for insulation upgrades to existing construction as listed below.

- Exterior Wall Insulation in increments of R-11 or higher - \$0.40 per square foot with a maximum rebate of 10,000 square feet of upgraded insulation
- Attic insulation in increments of R-19 or higher - \$0.30 per square foot with a max rebate for 1,450 square feet of upgraded insulation

The rebate will be based on the square footage of insulation installed or the cost of the project, whichever is lower. Insulation installs must be completed by an approved contractor. Contractors on Questar Gas Thermwise program automatically qualify for the City’s program. The customer must use a contractor on the Questar Gas Thermwise provider list.

Customers served by Questar Gas are encouraged to apply for the Thermwise program rebates as the City will rebate the difference in the cost of the job and the rebate available through Questar Gas up to a maximum of \$290.00 for attic insulation and \$3,000 for exterior wall insulation.

The change in rebate amounts is effective for work done May 1, 2009 or later and/or applications received June 1, 2009 or later.

The City reserves the right to inspect the insulation upgrades at its discretion prior to approving the rebate request.

## City of St. George Energy Services Department Energy Efficiency Rebate Application New Single-Family Construction Residential Rebates

Important: Please read this application carefully. It is the applicant's responsibility to complete the application and submit it with the required supporting documentation. Rebates are available only for new construction of single-family dwellings of up to 4 dwelling units where measures are installed as part of the new construction process.

**Eligible projects are those built in the City of St. George Energy Services (SGESD) service territory.** The application must be signed by the Builder/developer. Rebates will not be paid for ineligible or incomplete applications. **Projects must be preapproved for the rebate with verification of installed measures completed during the building process.**

Builder Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

### Site Information

Subdivision \_\_\_\_\_ Lot# \_\_\_\_\_

Project Address \_\_\_\_\_ Zip \_\_\_\_\_

### Home Information

Please check rebate measure applying for		Rebate	Verification included		
	Whole House HERS Rating of 73 or lower	\$1,200	Field verification and supporting documentation by home energy rater (HERS) Must be provided		
	Attic Insulation (R-38) and Exterior Wall insulation (R-19)	\$150	Field Verification (Building inspection of insulation installed or HERS rater) and supporting documentation is required.		
	Attic insulation (R-49) and Exterior Wall Insulation (R-19)	\$200	Field Verification (Building inspection of insulation installed or HERS rater) and supporting documentation is required.		
			<b>Model Number</b>	<b>Serial Number</b>	<b>Receipts</b>
	SEER 15 or better Air Conditioning Unit	\$250			
	Two Speed Pool Pump	\$75			
	Variable Speed Pool Pump	\$125			
Heat Source			Water Heater Type		

<input type="checkbox"/> Electric	<input type="checkbox"/> Natural Gas Furnace	<input type="checkbox"/> Electric	
<input type="checkbox"/> Heat Pump	(Efficiency Rating)	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Other

HERS Rating Verifier information

Rater Name _____	Rater _____
Organization _____	
Phone _____	Home Verification process <input type="checkbox"/> Rated <input type="checkbox"/> Sampled <input type="checkbox"/>
If sampled home, provide site info for RATED home from the batch:	
Subdivision _____	Lot # _____
Address: _____	

Application Instructions:

1. Build a new home featuring a qualified measure. For more information on qualifying measures visit [www.sgcity.org/energyservices](http://www.sgcity.org/energyservices) or call 435-627-4848.
2. Complete the rebate application
3. Collect documentation noted below:
  - a. For High Efficiency Air Condition or Pool Pumps
    - i. Itemized receipt with date of purchase, description of equipment, manufacturer, model number and serial number of equipment
  - b. For insulation rebate
    - i. Documentation of inspection verifying level of insulation and that the install was done correctly for the type of insulation used.
  - c. For HERS rated home a third-party home energy rater (HERS) must verify the home performance and provide supporting documentation.
  - d. Include the pre-notification letter authorizing the proposed rebates associated with the project.
4. Keep a copy for your records
5. Review and sign the application Acceptance of Terms
6. Mail the completed and customer-signed application together with all supporting documents to:

City of St. George  
Energy Efficiency Builder Rebates  
175 East 200 North  
St. George, UT 84770
7. Allow six weeks from receipt of complete application and documents to receive your rebate.

I hereby certify that all information is accurate, including claims of customer and equipment information. I have read all terms and conditions on this form and acknowledge that SGESD may verify all the information provided.

Customer Signature \_\_\_\_\_

Date \_\_\_\_\_

### **Rebate Availability**

SGESD builder rebate program has been approved by the City Council and may be subject to change or modification at any time. All efficiency measures/equipment must be new and must be purchased and installed as part of the new construction on or after January 8, 2009. Applications must include all information requested. Failure to provide this information may result in the delay or denial of the rebate.

### **Rebate Qualification**

Efficiency measures must be installed in single-family residents with up to four dwelling units within the SGESD service territory. Rebates will be payable to builder only (including owner/builder).

### **Rebate qualification**

If equipment is returned after rebate is paid, SGESD will be reimbursed the rebate with penalty including associated legal and/or collection related costs. Equipment must be installed at a newly constructed residence at an address within the SGESD service territory. Qualifying new residences include single-family houses with up to four dwelling units.

### **Application Details**

Applications are subject to verification by SGESD. If your application is selected for verification, it will not be processed until the verification process is satisfactorily completed. Generally, rebates will be issued in the form of a check, not utility-bill credits.

SGESD is not responsible if your supplier provides inaccurate information about the amount and/or conditions of the actual rebate. SGESD will not pay rebates for equipment that is mislabeled or misrepresented by dealers regarding rebate qualifications. Builders receiving rebates under this program may not receive equipment purchase and installation rebates for the same equipment under another SGESD program.

### **Rebate Limitations and Limitation of damages**

Payment of the rebate by SGESD does not warrant the performance of qualifying/installed efficiency measures and does not warrant that the qualifying/installed efficiency measures will deliver any specified amount of energy or cost savings. The customer shall independently evaluate any information related to the qualifying equipment.

## City of St. George Energy Services Department Energy Efficiency Rebate Application Existing Single-Family Residential Rebates

Important: Please read this application carefully. It is the applicant’s responsibility to complete the application and submit it with the required supporting documentation. Rebates are available only for customers living in EXISTING single-family dwellings with up to four dwelling units (not newly constructed homes) where measures are installed prior to requesting a rebate. **The application must be signed by the customer holding the City of St. George Electrical Utility account.** Rebates will not be paid for ineligible or incomplete applications. Rebates will be paid in the form of a credit issued on the electrical utility account.

Customer Information

Account Number \_\_\_\_\_

Customer Account Name \_\_\_\_\_ Phone \_\_\_\_\_

Installation Address \_\_\_\_\_ Zip \_\_\_\_\_

Home Information

Building Information:

Existing Heat Source: \_\_\_ Electric \_\_\_ Natural Gas

Year Home Was Built \_\_\_\_\_ R-Value of Existing Insulation \_\_\_\_\_

Participation in Thermwise Program \_\_\_ No \_\_\_ Yes \_\_\_\_\_

Please check rebate measure applying for	Rebate Rate	Receipt included
Attic Insulation addition of (R-19 or higher) Maximum of 1,450 sq ft	\$.30/sq ft \$.20/sq ft	
Exterior Wall Insulation addition of (R-11 or higher) –Maximum of 10,000 sq ft	\$.40/sq ft \$.30/sq ft	
SEER 15 or better Air Conditioning Unit	\$350	
Two Speed Pool Pump	\$75	
Variable Speed Pool Pump	\$125	

Application Instructions:

Purchase and install a qualified measure. For more information on qualifying measures visit [www.sgcity.org/energyservices](http://www.sgcity.org/energyservices) or call 435-627-4848.

2. Provide all the information requested on this rebate application
3. Review and cite the acceptance terms.
4. Include all supporting documents in the following checklist
  - a. Sales Receipt or invoice which clearly details the following
    - i. Retailer/contractor name, address and phone number
    - ii. Purchase date and install date (if different)
    - iii. Itemized detail of cost, quantity (square footage for insulation, etc) manufacturer and model name and/or number and any other product identifying information
    - iv. Proper Insulation Certificate
5. Keep a copy for your records
6. Mail the completed and customer-signed application together with all supporting documents to:  
City of St. George  
Energy Efficiency Rebates  
175 East 200 North  
St. George, UT 84770

Allow six weeks from receipt of complete application and documents to receive your rebate.

I hereby certify that all information is accurate, including claims of customer and equipment information. I have read all terms and conditions on this form (page 2) and acknowledge that SGESD may verify all the information provided. I understand and agree that my electric utility account may be monitored by the City of St. George for the sole purpose of evaluating prior and post rebate electrical use in order to determine the effectiveness of the program. I understand that submission of this application DOES NOT relieve me of my obligation to pay my utility account on time and in full while waiting for the rebate to be processed.

Customer  
Signature \_\_\_\_\_ Date \_\_\_\_\_

#### **Rebate Availability**

SGESD rebate program has been approved by the City Council and may be subject to change or modification at any time. All efficiency measures must be new, must be purchased and installed prior to submitting a rebate application, and must have been purchased and installed on or after January 8, 2009. Applications must include all information requested. Failure to provide this information may result in the delay or denial of the rebate.

#### **Rebate Qualification**

Efficiency measures must be installed in single-family residents with up to four dwelling units within the SGESD service territory.

### **Application Details**

Applications are subject to verification by SGESD. If your application is selected for verification, it will not be processed until the verification process is satisfactorily completed. Rebates will be paid in the form of a credit issued on the electrical utility account. The exception to payment in the form of a credit on the utility bill will be made for a land-lord making improvements to a single-family residence that is a rental unit.

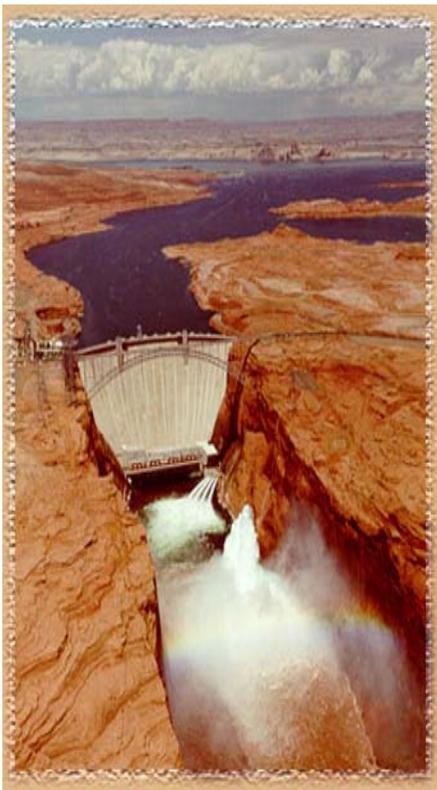
**SGESD is not responsible if your retailer or contractor provides inaccurate information about the amount and/or conditions of the actual rebate and SGESD will not pay rebates for efficiency measures that are mislabeled or misrepresented by dealers regarding rebate qualifications.**

### **Rebate Limitations and Limitation of damages**

Payment of the rebate by SGESD does not warrant the performance of qualifying/installed efficiency measures and does not warrant that the qualifying/installed efficiency measures will deliver any specified amount of energy or cost savings. The customer shall independently evaluate any information related to the qualifying equipment.

## Clean Green Power Program

*Sign up for the program today. Your support will improve our environment and help us provide more sources of renewable energy.*



5 kW PV array on the Water and Energy Administration Building located at:

811 E Red Hills Parkway  
St. George, UT



**City of St. George  
Energy Services Department**

175 East 200 North  
St. George, UT 84770  
Phone: 435-627-4848  
Fax: 435-627-4814  
E-mail: [rene.fleming@sgcity.org](mailto:rene.fleming@sgcity.org)



## Clean Green Power Program

City of St. George  
Energy Services Department



# The Clean Green Power Program

The City of St. George proudly introduces the "Clean Green Power Program". This program is designed to provide renewable energy to our customers. There are several benefits to renewable energy. It alleviates environmental concerns related to depletion of fossil fuel reserves and green house gas emissions. In the long run, as fuel and production costs rise, renewable energy will become more economically feasible.



Renewable energy projects are typically more expensive to develop and operate than traditional sources of energy such as coal or natural gas fired generation facilities. The revenues received from this program will support the current projects the City is involved with as well as provide funding for research and development of new projects.

The sources of renewable energy for the City of St. George are both solar PV and low impact hydro. If you choose to receive green power for a portion of your electric supply, somewhere on the Western power grid an exact amount of power equivalent to your green power usage is being produced by a renewable power producer and the premium you pay supports that production.

## Price per month for each 100 kWh block of energy

**Please provide me with two blocks of Clean Green Power** \$5.90

**Please provide me with three blocks of Clean Green Power** \$8.85

**Please provide me with \_\_\_\_ blocks of Clean Green Power. Each 100kWh block is \$2.95 per month.**



Jordanelle Hydro  
Certified Low Impact Hydro Facility

Name \_\_\_\_\_

Phone Number \_\_\_\_\_

Utility Account Number:  
\_\_\_\_\_

Number of blocks you wish to

Purchase: \_\_\_\_\_

I am enrolling in the Clean Green Power Program. I understand that I will be charged an additional \$2.95 per 100 kWh block of energy I elect to purchase from renewable energy sources. This will increase the per kWh charge of energy from \$.0671 to \$.0966 for each block of green power I purchase. These rates are effective as of March 2005.

I will notify the City of St. George Utility Department in writing if I choose to end participation in this program.

Signature:  
\_\_\_\_\_

Date \_\_\_\_\_

Simply tear this section off and return with your utility bill and you will be enrolled in this program.

**City of St. George  
Energy Services Department**

175 East 200 North

Phone: 435-627-4848

Fax: 435-627-4814

E-mail: rene.fleming@sgcity.org

**NOTICE OF REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF ST. GEORGE,  
WASHINGTON COUNTY, UTAH**

**Public Notice**

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers, 175 East 200 North, St. George, Utah, on Thursday, July 15, 2010 commencing at 4:00 p.m.

The agenda for the meeting is as follows:

Call to Order  
Invocation  
Flag Salute

1. CONSENT CALENDAR - Nothing scheduled
2. BID OPENINGS
  - A. Consider award of bid for the marathon finisher medals, runner awards, plaques, and sponsor thank you plaques.
  - B. Consider award of bid for chip seal oil.
3. PUBLIC HEARINGS
  - A. Public hearing to consider a request to adjust the common boundary line between the City of St. George and Washington City in the area just north of the Replacement Airport by adding approximately 404.5 acres to St. George City and removing the same area from Washington City.
  - B. Public hearing to consider a zone change from Commercial C-2 to Planned Development Commercial on 1.26 acres located at 120 West 1470 South Street to allow for the establishment of a medical detox facility for drug and alcohol in the former Desert Palms Nautilus fitness center. Dr. Greg Anderson, applicant.
  - C. Public hearing to consider a zone change from Residential Estates RE-20 (20,000 sq. ft. minimum lot size) to Planned Development Residential on 12.57 acres located at approximately 2350 East and Horseman Park Drive. John Fleming, applicant.
  - D. Public hearing on the Integrated Resource Plan.
  - E. Public hearing to consider a roadway abandonment located at 1300 South off of Hilton Drive and Black Ridge Drive.
4. ORDINANCES
  - A. Consider approval of a request to abandon a roadway located at 1300 South off of Hilton Drive and Black Ridge Drive.
  - B. Consider approval of an ordinance adjusting the common boundary line between the City of St. George and Washington City in the area just north of the Replacement Airport by adding approximately 404.5 acres to St. George City and removing the same area from Washington City.
  - C. Consider approval of an ordinance changing the zone from Commercial C-2 to Planned Development Commercial on 1.26 acres located at 120 West 1470 South Street to allow for the establishment of a medical detox facility for drug and alcohol in the former Desert Palms Nautilus fitness center.
  - D. Consider approval of an ordinance changing the zone from Residential Estates RE-20 (20,000 sq. ft. minimum lot size) to Planned Development Residential on 12.57 acres located at approximately 2350 East and Horseman Park Drive.
5. RESOLUTIONS
  - A. Consider approval of a resolution accepting the Annual Wastewater Self Assessment.
6. STAFF REPORTS
  - A. Report from the Planning Commission meeting held July 13, 2010.

- B. Consider approval of a conditional use permit to operate a human crematorium facility in a Commercial C-3 zone at 1316 South 400 East in Unit #A5. Lane Smith, applicant.
- C. Consider approval of a special event permit to sell Green River watermelons and other produce grown in the area and in Utah. Dave's Direct, applicant.
- D. Consider waiver of fees for use of the Opera House for a concert to raise money for the victims of Haiti. Bonnie Romkey and Megumi Goss, applicants.
- E. Consider approval of a correction to the City zoning map in the Southgate area to correctly show the Open Space and Residential zone boundaries around the Southgate Golf Course.
- F. Consider sale of City property in the Bloomington Hills area to the adjacent property owner. Gil Almquist, applicant.
- G. Appointments to various boards and commissions of the City.
- H. Request an executive session.

7. MINUTES

- A. Consider approval of the minutes of the June 30, 2010 City Council meeting.
- B. Consider approval of the minutes of the July 1, 2010 City Council meeting.

8. ADJOURNMENT

Gay Craun  
Gay Craun, City Recorder

7/9/10  
Date

**REASONABLE ACCOMMODATION:** The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office, 627-4671, at least 24 hours in advance if you have special needs.