



CITY COUNCIL MEETING MINUTES



THURSDAY, DECEMBER 7, 2023
MINUTES

ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
DECEMBER 7, 2023 5:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM

PRESENT:

Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen

EXCUSED:

Councilmember Gregg McArthur
Councilmember Michelle Tanner
City Manager John Willis

STAFF MEMBERS PRESENT:

City Attorney Tani Downing
City Recorder Christina Fernandez
Public Works Director Cameron Cutler
Community Development Director Carol Winner
Planner Dan Boles

OTHERS PRESENT:

Valerie King and other ladies with the Wreaths Across America Program
Craig Coats with Alliance Consulting
Isaac Barlow with Tech Ridge
Jake Woodward

CALL TO ORDER, INVOCATION, AND FLAG SALUTE:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Michael Kruse with the Unitarian Universalist Fellowship and The Pledge of Allegiance to the Flag was led by Councilmember Hughes.

Link to call to order, invocation, and flag salute: [00:00:00](#)

MAYOR'S RECOGNITIONS AND UPDATES:

Link to Mayor Randall reading a portion of a Proclamation from Washington City regarding Pearl Harbor: [00:02:30](#)

Citizen recognition:

Link to Mayor Randall recognizing resident Linda Ernst-Muir for her continual acts of service and volunteerism: [00:05:13](#)

Read a Proclamation proclaiming December 16, 2023 as Wreaths Across America Day.

Link to Mayor Randall reading a proclamation proclaiming December 16, 2023 as Wreaths Across America Day; the proclamation was received by Valerie King with the Wreaths Across America program: [00:07:01](#)

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Link to Mayor Randall reading a statement regarding the passing of Doug Alder and his contributions to the City: [00:19:13](#)

COMMENTS FROM THE PUBLIC:

Link to introduction from Mayor Randall: [00:21:20](#)

Link to comments from resident Jeff Einbender: [00:21:49](#)

Link to comments from resident Steve Weidner: [00:25:55](#)

Consent Calendar:

- A. CONSIDER APPROVAL OF PURCHASING THREE (3) PAVILIONS VIA STATE CONTRACT WITH SONNTAG RECREATION FOR JC SNOW PARK.

BACKGROUND AND RECOMMENDATION: THIS PURCHASE IS TO REPLACE THE THREE (3) EXISTING PAVILIONS AT JC SNOW PARK. THE EXISTING PAVILIONS WERE BUILT IN THE LATE '70S ABOUT 45 YEARS AGO. THEY ARE DETERIORATING AND BECOMING A SAFETY HAZARD. THE REPLACEMENT PAVILIONS ARE ROUGHLY THE SAME SIZE AS THE EXISTING PAVILIONS. THE LARGER REPLACEMENT PAVILION NEXT TO THE PLAYGROUND IS 30'X60' AND THE TWO OTHER REPLACEMENT PAVILIONS ARE 30'X45'. THE REPLACEMENT PAVILIONS STYLE WILL BE 2 TIERS, 6:12 ROOF PITCH, 8' EVE HEIGHT, AND STANDING SEAM METAL ROOF. THIS IS THE SAME STYLE AS THE NEW PAVILION ON THE SOUTHWEST CORNER OF VERNON WORTHEN PARK. STAFF RECOMMENDS PURCHASING THE PAVILIONS FROM SONNTAG RECREATION IN THE AMOUNT OF \$302,918.82.

- B. CONSIDER APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER FOR ALLIANCE ENGINEERING FOR THE BLOOMINGTON HILLS IRRIGATION TANK AND 1450 SOUTH IRRIGATION LINE EXTENSIONS.

BACKGROUND AND RECOMMENDATION: ALLIANCE ENGINEERING IS PROVIDING DESIGN AND CONSTRUCTION ENGINEERING SERVICES FOR THE BLOOMINGTON HILLS IRRIGATION TANK AND 1450 SOUTH IRRIGATION LINE EXTENSIONS. THE PROJECT WAS ORIGINALLY BID IN 2022 AND WAS OVER BUDGET. THE ENGINEER MADE SOME CHANGES TO THE PROJECT TO BRING THE COSTS DOWN AND THE PROJECT WAS REBID THIS YEAR AND IS UNDER CONSTRUCTION NOW. THIS CHANGE ORDER INCLUDES ADDITIONAL FUNDS FOR THE REDESIGN AND REBID OF THE PROJECT IN ADDITION TO FUNDING TO CHANGE THE PROJECT FROM A 4-MONTH SCHEDULE TO A 9-MONTH SCHEDULE. WHILE THE EXTENDED SCHEDULE ADDED COST TO THE ENGINEERING FOR THE PROJECT IT BROUGHT DOWN CONSTRUCTION COSTS. STAFF RECOMMENDS APPROVAL OF THE CHANGE ORDER IN THE AMOUNT OF \$104,615.

- C. CONSIDER APPROVAL OF THE MINUTES FROM THE MEETINGS HELD ON NOVEMBER 9, 2023; NOVEMBER 16, 2023; AND NOVEMBER 21, 2023.

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LINK TO PRESENTATION FROM MAYOR RANDALL: [00:28:20](#)

LINK TO MOTION: [00:28:42](#)

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MOTION:

A MOTION WAS MADE BY COUNCILMEMBER LARKIN TO APPROVE THE CONSENT CALENDAR AS PRESENTED.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye

Councilmember Larkin – aye

Councilmember Larsen – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATE UTILITY EASEMENT/ORDINANCE:

PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 2023-040 TO VACATE A PORTION OF A MUNICIPAL UTILITY EASEMENT LOCATED IN COMMON AREA AROUND LOT 3, AVENIDAS AT HIDDEN VALLEY.

BACKGROUND AND RECOMMENDATION: THE FINAL PLAT FOR AVENIDAS AT HIDDEN VALLEY WAS APPROVED BY THE CITY OF ST. GEORGE LAND USE AUTHORITY ON THE 21ST DAY OF MARCH, 2023. RECORDED ON THE 24TH DAY OF MARCH, 2023 AS DOC. NO. 20230007971. THE JOINT UTILITIES COMMISSION RECOMMENDED APPROVAL.

LINK TO PRESENTATION FROM PUBLIC WORKS DIRECTOR CAMERON CUTLER: [00:29:08](#)

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LINK TO PUBLIC HEARING, NO COMMENTS WERE GIVEN: [00:30:31](#)

LINK TO DISCUSSION BETWEEN THE CITY COUNCIL AND MR. CUTLER: [00:30:50](#)

LINK TO MOTION: [00:31:12](#)

MOTION:

A MOTION WAS MADE BY COUNCILMEMBER HUGHES TO APPROVE ORDINANCE NO. 2023-040 TO VACATE A PORTION OF A MUNICIPAL UTILITY EASEMENT LOCATED IN COMMON AREA AROUND LOT 3, AVENIDAS AT HIDDEN VALLEY.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye

Councilmember Larkin – aye

Councilmember Larsen – aye

The vote was unanimous and the motion carried.

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AMEND CITY CODE/ORDINANCE:

CONSIDER APPROVAL OF ORDINANCE NO. 2023-041 AMENDING TITLE 8, CHAPTER 6, SECTION 2 AND SECTION 3, STORMWATER SERVICES OF THE CITY CODE TO CLARIFY AND ADJUST THE EQUIVALENT RESIDENTIAL UNIT (ERU) CALCULATION.

BACKGROUND AND RECOMMENDATION: THE STORMWATER SERVICES ORDINANCE (TITLE 8, CHAPTER 6) DEFINES AN ERU (EQUIVALENT RESIDENTIAL UNIT) OF 2,000 SQUARE FEET OF IMPERVIOUS SURFACE AND EXPLAINS ASSOCIATED CALCULATION FOR DETERMINING DRAINAGE UTILITY FEES FOR COMMERCIAL PROPERTIES. THE CURRENT ADOPTED FEE IN THE BUDGET ADJUSTED THE ERU TO 3,000 SQUARE FEET, WHICH REDUCES THE DRAINAGE FEE FOR COMMERCIAL PROPERTY. THIS ORDINANCE UPDATES THE ERU DEFINITION TO 3,000 SQUARE FEET.

LINK TO PRESENTATION FROM PUBLIC WORKS DIRECTOR CAMERON CUTLER: [00:31:44](#).

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LINK TO MOTION: [00:33:06](#)

MOTION:

A MOTION WAS MADE BY COUNCILMEMBER HUGHES TO APPROVE ORDINANCE NO. 2023-041 AMENDING TITLE 8, CHAPTER 6, SECTION 2 AND SECTION 3, STORMWATER SERVICES OF THE CITY CODE TO CLARIFY AND ADJUST THE EQUIVALENT RESIDENTIAL UNIT (ERU) CALCULATION.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye

Councilmember Larkin – aye

Councilmember Larsen – aye

The vote was unanimous and the motion carried.

PD AMENDMENT/ORDINANCE:

CONSIDER APPROVAL OF ORDINANCE NO. 2023-042 AMENDING AN APPROVED PD-C (PLANNED DEVELOPMENT COMMERCIAL) AND ADOPTING A DEVELOPMENT AGREEMENT ON APPROXIMATELY 2.23 ACRES, LOCATED AT 1685 EAST RED HILLS PARKWAY FOR THE PURPOSE OF ADDING A 6,900-SQUARE FOOT ADDITION TO AN EXISTING COMMERCIAL BUSINESS FOR A PROJECT TO BE KNOWN AS FACTORY POWERSPORTS. CASE NO. 2023-PDA-019

BACKGROUND AND RECOMMENDATION: ON AUGUST 6, 2020, FACTORY POWERSPORTS SUCCESSFULLY CHANGED THEIR ZONING FROM C-2 (HIGHWAY COMMERCIAL) AND RE-12.5 (RESIDENTIAL ESTATES 12,500 SQ. FT. MINIMUM LOT SIZE) TO PD-C DESIGNATION IN PREPARATION FOR THIS ADDITION. THE NEW ADDITION WILL BE APPROXIMATELY 6,900 SQUARE FEET. IT WILL BE BUILT ON THE WEST SIDE OF THE EXISTING BUILDING. ON SEPTEMBER 26, 2023, THE PLANNING COMMISSION HELD A PUBLIC HEARING ON THIS ITEM. AT THAT TIME A DISCUSSION ENSUED CONCERNING THE PROPERTY TO THE WEST THAT THE APPLICANT OWNS AND

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WOULD BE DEVELOPING IN THE FUTURE. A DEVELOPMENT AGREEMENT WOULD BE NEEDED FOR THE DEVELOPMENT OF THAT PROPERTY AND THIS PROPERTY; THEREFORE, THE ITEM WAS CONTINUED. ON NOVEMBER 14, 2023, THIS ITEM ALONG WITH A DEVELOPMENT AGREEMENT WAS BROUGHT BEFORE THE PLANNING COMMISSION AT A PUBLIC HEARING WHERE THE PLANNING COMMISSION RECOMMENDED APPROVAL.

LINK TO INTRODUCTION FROM MAYOR RANDALL AND PRESENTATION FROM COMMUNITY DEVELOPMENT DIRECTOR CAROL WINNER, INCLUDING DISCUSSION BETWEEN THE CITY COUNCIL, APPLICANT RUSS KEY,

PUBLIC WORKS DIRECTOR CAMERON CUTLER, AND MS. WINNER: [00:33:42](#)

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LINK TO MOTION: [00:47:25](#)

MOTION:

A MOTION WAS MADE BY COUNCILMEMBER LARSEN TO APPROVE ORDINANCE NO. 2023-042 AMENDING AN APPROVED PD-C (PLANNED DEVELOPMENT COMMERCIAL) AND ADOPTING A DEVELOPMENT AGREEMENT ON APPROXIMATELY 2.23 ACRES, LOCATED AT 1685 EAST RED HILLS PARKWAY FOR THE PURPOSE OF ADDING A 6,900-SQUARE FOOT ADDITION TO AN EXISTING COMMERCIAL BUSINESS FOR A PROJECT TO BE KNOWN AS FACTORY POWERSPORTS.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye

Councilmember Larkin – aye

Councilmember Larsen – aye

The vote was unanimous and the motion carried.

Link to comments from Councilmember Larsen: [00:48:07](#)

PD AMENDMENT/ORDINANCE:

CONSIDER APPROVAL OF ORDINANCE NO. 2023-043 AMENDING AN APPROVED PD-C (PLANNED DEVELOPMENT COMMERCIAL) ON APPROXIMATELY 18 ACRES, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF RIVER ROAD AND GEORGE WASHINGTON BOULEVARD FOR THE PURPOSE OF AMENDING THE ELEVATIONS ON FIVE OF THE PREVIOUSLY APPROVED BUILDINGS AND APPROVING SIX OF THE BUILDING ELEVATIONS NOT PREVIOUSLY APPROVED AND APPROVING A LEGISLATIVE EXCEPTION FOR A REMOVAL OF A WALL ON THE SOUTH END OF THE SITE, FOR A PROJECT KNOWN AS RIVER CROSSING, WITH CONDITIONS FROM THE PLANNING COMMISSION.

BACKGROUND AND RECOMMENDATION: IN 2016, THE BOULDER CREEK COMMONS PD WAS ESTABLISHED WITH A GENERAL LAYOUT OF THE PROPERTY AND A USE LIST. IN 2021, THE NAME OF THIS DEVELOPMENT NAME WAS CHANGED TO RIVER CROSSING AND A REVISED CONCEPTUAL SITE PLAN WAS APPROVED FOR PHASE ONE. PHASE TWO FOLLOWED IN 2022. WITH

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APPROVAL OF BOTH PHASES, THE GENERAL LAYOUT AND SOME BUILDING ELEVATIONS OF THE SITE WERE APPROVED. THE APPLICANT IS PROPOSING REVISIONS OF SOME BUILDING ELEVATIONS AND APPROVAL OF THE ELEVATIONS NOT YET APPROVED. AT THEIR MEETING HELD ON NOVEMBER 14, 2023, THE PLANNING COMMISSION HELD A PUBLIC HEARING AND RECOMMENDED APPROVAL WITH CONDITIONS.

LINK TO PRESENTATION FROM PLANNER DAN BOLES, INCLUDING DISCUSSION BETWEEN THE CITY COUNCIL AND

MR. BOLES: [00:48:32](#)

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LINK TO MOTION: [00:55:09](#)

MOTION:

A MOTION WAS MADE BY COUNCILMEMBER LARKIN TO APPROVE ORDINANCE NO. 2023-043 AMENDING AN APPROVED PD-C (PLANNED DEVELOPMENT COMMERCIAL) ON APPROXIMATELY 18 ACRES, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF RIVER ROAD AND GEORGE WASHINGTON BOULEVARD FOR THE PURPOSE OF AMENDING THE ELEVATIONS ON FIVE OF THE PREVIOUSLY APPROVED BUILDINGS AND APPROVING SIX OF THE BUILDING ELEVATIONS NOT PREVIOUSLY APPROVED AND APPROVING A LEGISLATIVE EXCEPTION FOR A REMOVAL OF A WALL ON THE SOUTH END OF THE SITE, FOR A PROJECT KNOWN AS RIVER CROSSING, WITH CONDITIONS FROM THE PLANNING COMMISSION.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye

Councilmember Larkin – aye

Councilmember Larsen – aye

The vote was unanimous and the motion carried.

HILLSIDE DEVELOPMENT PERMITS/PRELIMINARY PLAT:

CONSIDER APPROVAL OF A HILLSIDE DEVELOPMENT PERMIT TO MAKE MODIFICATIONS TO THE RIDGELINE
ALONG THE SOUTHEAST SLOPE OF THE TECH RIDGE DEVELOPMENT. CASE NO. 2023-HS-002

BACKGROUND AND RECOMMENDATION: THIS IS A REQUEST TO OBTAIN A HILLSIDE DEVELOPMENT PERMIT TO
PERFORM WORK ALONG THE HILLSIDE LOCATED ON THE SOUTHEAST PORTION OF THE TECH RIDGE
DEVELOPMENT, ADJACENT TO THE PROPOSED SOUTHEAST ACCESS ROAD THAT LEADS FROM 250 WEST STREET
TO THE TECH RIDGE DEVELOPMENT. ON JANUARY 1, 2023 AND NOVEMBER 1, 2023, THE HILLSIDE REVIEW BOARD
HELD A PUBLIC MEETING FOR THIS REQUEST. AT THEIR MEETING HELD ON NOVEMBER 14, 2023, THE PLANNING
COMMISSION HELD A PUBLIC MEETING AND RECOMMENDED APPROVAL.

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CONSIDER APPROVAL OF A HILLSIDE DEVELOPMENT PERMIT TO CONSTRUCT THE SOUTHEAST ACCESS ROAD
FROM 250 WEST STREET TO THE TECH RIDGE DEVELOPMENT. CASE NO. 2023-HS-003

BACKGROUND AND RECOMMENDATION: PART OF THE REQUIRED IMPROVEMENTS FOR THE TECH RIDGE
DEVELOPMENT IS TO PUT IN A SOUTHEAST ACCESS ROAD. THIS HILLSIDE DEVELOPMENT PERMIT IS FOR THE
FUTURE CONSTRUCTION OF THIS ROAD FROM 250 WEST STREET TO THE TECH RIDGE DEVELOPMENT. ON
JANUARY 1, 2023, AND ON NOVEMBER 1, 2023, THE HILLSIDE REVIEW BOARD HELD A PUBLIC MEETING

REGARDING THIS CASE. AT THEIR MEETING HELD ON NOVEMBER 14, 2023, THE PLANNING COMMISSION HELD A PUBLIC MEETING AND RECOMMENDED APPROVAL.

LINK TO PRESENTATION FROM COMMUNITY DEVELOPMENT DIRECTOR CAROL WINNER, INCLUDING DISCUSSION BETWEEN THE CITY COUNCIL, PUBLIC WORKS DIRECTOR CAMERON CUTLER, CRAIG COATS WITH ALLIANCE CONSULTING, ISAAC BARLOW WITH TECH RIDGE, AND MR. BOLES: [00:56:10](#)

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LINK TO MOTION: [01:12:46](#)

MOTION:

A MOTION WAS MADE BY COUNCILMEMBER HUGHES TO APPROVE THE HILLSIDE DEVELOPMENT PERMIT TO MAKE MODIFICATIONS TO THE RIDGELINE ALONG THE SOUTHEAST SLOPE OF THE TECH RIDGE DEVELOPMENT WITH THE RECOMMENDATIONS FROM THE HILLSIDE PRESERVATION COMMITTEE MAKING SURE TO MATCH WHAT WAS DONE ON CLOUD DRIVE.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye

Councilmember Larkin – aye

Councilmember Larsen – aye

THE VOTE WAS UNANIMOUS AND THE MOTION CARRIED.

LINK TO MOTION: [01:13:45](#)

MOTION:

A MOTION WAS MADE BY COUNCILMEMBER HUGHES TO APPROVE THE HILLSIDE DEVELOPMENT PERMIT TO CONSTRUCT THE SOUTHEAST ACCESS ROAD FROM 250 WEST STREET TO THE TECH RIDGE DEVELOPMENT, WITH THE CONDITIONS FROM THE PLANNING COMMISSION REGARDING COLORING, INCLUDING THE BRIDGE AND SIGNS.

SECOND:

The motion was seconded by Councilmember Larsen.

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VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye

Councilmember Larkin – aye

Councilmember Larsen – aye

THE VOTE WAS UNANIMOUS AND THE MOTION CARRIED.

PRELIMINARY PLAT:

CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR TECH RIDGE AREA 1.6 SUBDIVISION, A 15-LOT AND 6 PARCEL COMMERCIAL PRELIMINARY PLAT ON APPROXIMATELY 17.78 ACRES LOCATED AT APPROXIMATELY 650 SOUTH TECH RIDGE PARKWAY. CASE NO. 2023-PP-040

BACKGROUND AND RECOMMENDATION: THIS PARCEL OF LAND IS LOCATED ON TECH RIDGE PARKWAY WITHIN THE TECH RIDGE PROJECT. THIS PRELIMINARY PLAT WILL CREATE 15 NEW LOTS READY FOR COMMERCIAL DEVELOPMENT. IN ADDITION, THIS PRELIMINARY PLAT WILL CREATE 6 PARCELS. THREE OF THE PARCELS WILL BE USED FOR SHARED PARKING FOR THE COMMERCIAL DEVELOPMENT. TWO OF THE PARCELS WILL BE DEDICATED TO OPEN SPACE AND TRAIL USE. THE RIDGELINE TRAIL WILL BE BUILT AT THIS LOCATION ON THE WESTERN RIDGELINE. AT THEIR MEETING HELD ON OCTOBER 24, 2023, THE PLANNING COMMISSION HELD A PUBLIC MEETING AND RECOMMENDED APPROVAL.

LINK TO PRESENTATION FROM COMMUNITY DEVELOPMENT DIRECTOR CAROL WINNER: [01:14:18](#)

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LINK TO MOTION: 01:16:10

MOTION:

A MOTION WAS MADE BY COUNCILMEMBER LARKIN TO APPROVE THE PRELIMINARY PLAT FOR TECH RIDGE AREA 1.6 SUBDIVISION, A 15-LOT AND 6 PARCEL COMMERCIAL PRELIMINARY PLAT ON APPROXIMATELY 17.78 ACRES LOCATED AT APPROXIMATELY 650 SOUTH TECH RIDGE PARKWAY.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye

Councilmember Larkin – aye

Councilmember Larsen – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR THE DESERT COLOR PICKLEBALL COURTS SUBDIVISION, A SINGLE LOT, 1.49-ACRE SUBDIVISION LOCATED GENERALLY TO

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THE SOUTH OF THE DESERT COLOR CLUBHOUSE BETWEEN LAGOON PARKWAY AND AKOYA PEARL ROAD. CASE NO. 2023-PP-036

BACKGROUND AND RECOMMENDATION: IN MAY OF 2022, THE CITY COUNCIL APPROVED A PD AMENDMENT ON THE SUBJECT PROPERTY. THIS AMENDMENT WAS TO ALLOW PICKLEBALL BOCCE BALL COURTS AS WELL AS A GRASSY AREA FOR DESERT COLOR RESIDENTS AND THEIR GUESTS. AT THEIR MEETING HELD ON NOVEMBER 14,

2023. THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE PLAT WITH A 6-0 VOTE AND NO CONDITIONS.

LINK TO PRESENTATION FROM PLANNER DAN BOLES: [01:16:48](#)

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LINK TO MOTION: [01:17:54](#).

MOTION:

A MOTION WAS MADE BY COUNCILMEMBER HUGHES TO APPROVE THE PRELIMINARY PLAT FOR THE DESERT COLOR PICKLEBALL COURTS SUBDIVISION, A SINGLE LOT, 1.49-ACRE SUBDIVISION LOCATED GENERALLY TO THE SOUTH OF THE DESERT COLOR CLUBHOUSE BETWEEN LAGOON PARKWAY AND AKOYA PEARL ROAD.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye

Councilmember Larkin – aye

Councilmember Larsen – aye

THE VOTE WAS UNANIMOUS AND THE MOTION CARRIED.

PRELIMINARY PLAT:

CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR THE DIRT ROAD RANCH SUBDIVISION, A SINGLE LOT, 2.48-ACRE PRELIMINARY PLAT LOCATED ON THE SOUTH SIDE OF SEEGMILLER DRIVE AT APPROXIMATELY 2650 EAST.

CASE NO. 2023-PP-059

BACKGROUND AND RECOMMENDATION: ON NOVEMBER 2, 2023, THE CITY COUNCIL APPROVED A ZONE CHANGE WHICH FIXED A SPLIT ZONING ISSUE ON THE PROPERTY. THE PROPERTY IS NOW ENTIRELY ZONED A-1

(AGRICULTURAL, ONE ACRE MINIMUM LOT SIZE). AT THEIR MEETING HELD ON NOVEMBER 14, 2023, THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH A 7-0 VOTE AND NO CONDITIONS.

LINK TO PRESENTATION FROM PLANNER DAN BOLES, INCLUDING DISCUSSION BETWEEN THE CITY COUNCIL AND

MR. BOLES: [01:18:31](#)

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LINK TO MOTION: [01:20:10](#)

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MOTION:

A MOTION WAS MADE BY COUNCILMEMBER LARSEN TO APPROVE THE PRELIMINARY PLAT FOR THE DIRT ROAD RANCH SUBDIVISION, A SINGLE LOT, 2.48-ACRE PRELIMINARY PLAT LOCATED ON THE SOUTH SIDE OF SEEGMILLER DRIVE AT APPROXIMATELY 2650 EAST.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye

Councilmember Larkin – aye

Councilmember Larsen – aye

THE VOTE WAS UNANIMOUS AND THE MOTION CARRIED.

PRELIMINARY PLAT:

CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR THE FIELDS AT MALL DRIVE LOT 5 SUBDIVISION, A 3-LOT, 5.17-ACRE SUBDIVISION LOCATED AT APPROXIMATELY 2700 EAST MALL DRIVE (NORTH SIDE OF THE STREET).

CASE NO. 2023-PP-058

BACKGROUND AND RECOMMENDATION: ON OCTOBER 5, 2023, A PD AMENDMENT WAS APPROVED FOR A PORTION OF THIS PROPERTY WHICH WILL ALLOW WALGREENS TO BE BUILT. THE APPLICANT NOW DESIRES TO DIVIDE THE PROPERTY INTO THREE LOTS. AT THEIR MEETING HELD ON NOVEMBER 28, 2023, THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE APPLICATION 7-0 WITH CONDITIONS.

LINK TO PRESENTATION FROM PLANNER DAN BOLES, INCLUDING DISCUSSION BETWEEN THE CITY COUNCIL, APPLICANT JAKE WOODWARD, AND MR. BOLES: [01:20:31](#)

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LINK TO MOTION: [01:23:30](#)

MOTION:

A MOTION WAS MADE BY COUNCILMEMBER HUGHES TO APPROVE THE PRELIMINARY PLAT FOR THE FIELDS AT MALL DRIVE LOT 5 SUBDIVISION, A 3-LOT, 5.17-ACRE SUBDIVISION LOCATED AT APPROXIMATELY 2700 EAST MALL DRIVE ON THE NORTH SIDE OF THE STREET, WITH THE CONDITIONS OF THE PLANNING COMMISSION.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye

Councilmember Larkin – aye

Councilmember Larsen – aye

THE VOTE WAS UNANIMOUS AND THE MOTION CARRIED.

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PRELIMINARY PLAT:

CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR THE RUSTIC ESTATES SUBDIVISION, A 4-LOT, 2.26-ACRE SUBDIVISION LOCATED GENERALLY ON THE SOUTHEAST CORNER OF RUSTIC DRIVE & RIVER ROAD. CASE NO. 2023-PP-034

BACKGROUND AND RECOMMENDATION: IN MARCH OF 2021, THE CITY COUNCIL APPROVED A REQUEST FOR A PRELIMINARY PLAT ON THE SUBJECT PROPERTY. THAT PLAT DIVIDED THE PROPERTY INTO SIX LOTS, INCLUDING THE EXISTING HOME ON RIVER ROAD BUT EXCLUDING THE MT. STATES TELEPHONE & TELEGRAPH COMPANY PARCEL NEXT TO THAT HOME. NEARLY THREE YEARS LATER, THAT PLAT HAS EXPIRED. AT THEIR MEETING HELD ON NOVEMBER 14, 2023, THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE PLAT WITH A CONDITION.

LINK TO PRESENTATION FROM PLANNER DAN BOLES, INCLUDING DISCUSSION BETWEEN THE CITY COUNCIL, AND MR. BOLES: [01:24:02](#)

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LINK TO MOTION: [01:25:59](#)

MOTION:

A MOTION WAS MADE BY COUNCILMEMBER LARKIN TO APPROVE THE PRELIMINARY PLAT FOR THE RUSTIC ESTATES SUBDIVISION, A 4-LOT, 2.26-ACRE SUBDIVISION LOCATED GENERALLY ON THE SOUTHEAST CORNER OF RUSTIC DRIVE & RIVER ROAD.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye

Councilmember Larkin – aye

Councilmember Larsen – aye

THE VOTE WAS UNANIMOUS AND THE MOTION CARRIED.

AMENDMENT TO INTERLOCAL COOPERATIVE AGREEMENT/RESOLUTION:

CONSIDER APPROVAL OF RESOLUTION NO. 2023-015R APPROVING AMENDMENT NUMBER ONE TO THE INTERLOCAL COOPERATIVE AGREEMENT BETWEEN WASHINGTON COUNTY AND THE CITY OF ST. GEORGE CREATING THE WASHINGTON COUNTY INTERLOCAL AGREEMENT (WCIA) FOR PURPOSES OF DISSOLVING THE WCIA AND DISTRIBUTING THE ASSETS AMONG THE PARTIES UNDER A SEPARATE AGREEMENT.

BACKGROUND AND RECOMMENDATION: ON JANUARY 6, 1999, WASHINGTON COUNTY (THE "COUNTY") A POLITICAL SUBDIVISION OF THE STATE OF UTAH AND THE CITY OF ST. GEORGE (THE CITY) A MUNICIPAL CORPORATION (COLLECTIVELY THE "PARTIES") ENTERED INTO AN INTERLOCAL COOPERATIVE AGREEMENT (THE "ORIGINAL AGREEMENT") FOR THE PURPOSE OF FORMING A SEPARATE LEGAL ENTITY TO MORE EFFICIENTLY PROVIDE GOVERNMENTAL FACILITIES, SERVICES, AND IMPROVEMENTS FOR THEIR CITIZENS KNOWN AS THE WASHINGTON COUNTY INTERLOCAL AGENCY (THE "WCIA"). THE PARTIES DESIRE TO AMEND THE INTERLOCAL

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COOPERATIVE AGREEMENT IN ORDER TO DISSOLVE THE WCIA AND DISTRIBUTE THE ASSETS AMONG THE PARTIES.

LINK TO COMMENTS FROM MAYOR RANDALL: [01:26:23](#)

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LINK TO MOTION: [01:26:38](#)

MOTION:

A MOTION WAS MADE BY COUNCILMEMBER LARKIN TO REMOVE THE ITEM FROM THE AGENDA TO WAIT FOR AN APPRAISAL AND TO HAVE A FULL COUNCIL PRESENT.

SECOND:

The motion was seconded by Councilmember Natalie.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye

Councilmember Larkin – aye

Councilmember Larsen – aye

THE VOTE WAS UNANIMOUS AND THE MOTION CARRIED.

AGREEMENT:

CONSIDER APPROVAL OF AN AGREEMENT BETWEEN WASHINGTON COUNTY, ST. GEORGE CITY, AND THE WASHINGTON COUNTY/ST. GEORGE INTERLOCAL AGENCY TO WIND UP THE WASHINGTON COUNTY/ST. GEORGE INTERLOCAL AGENCY, ALONG WITH THE ASSOCIATED MEMORANDUM OF AGREEMENT AND NOTICE OF CONTRACTUAL LIEN TO BE RECORDED ON THE DIXIE CENTER PROPERTY SECURING THE CITY'S 38% INTEREST AND THE CROSS ACCESS AND PARKING EASEMENT.

BACKGROUND AND RECOMMENDATION: THE 1992 WASHINGTON COUNTY INTERLOCAL AGREEMENT (WCIA) BETWEEN THE COUNTY AND THE CITY CREATED THE DIXIE CENTER AND WAS TO CONTINUE IN FORCE UNTIL THE BONDS WERE PAID OFF OR JANUARY 2027, BUT IN NO CASE LONGER THAN 50 YEARS. THE BONDS WERE PAID OFF IN DECEMBER 2022. THE PARTIES AGREED TO AMEND THE INTERLOCAL AGREEMENT TO TERMINATE IT DECEMBER 31, 2023 IN ORDER TO FORM A NEW AGREEMENT REGARDING THE ONGOING USE, MANAGEMENT, MAINTENANCE, USE AND OPERATIONS OF THE DIXIE CENTER. THE AGREEMENT GENERALLY PROVIDES FOR THE FOLLOWING. PROPERTY OWNED BY THE WCIA WILL BE CONVEYED AS FOLLOWS: (1) PARCELS ON WHICH DIXIE CENTER SITS TO THE COUNTY WITH A CONTRACT LIEN TO BE RECORDED ON THE DIXIE CENTER PROPERTY INDICATING THE CITY'S 38% INTEREST IN THE PROPERTY IN THE EVENT OF DISPOSITION (CHANGE OF USE, SELL, CONVEY OR OTHERWISE DISPOSED OF); (2) RESTAURANT PADS LOCATED WEST OF HILTON GARDEN INN JOINTLY OWNED BY COUNTY AND CITY 50%/50%; (3) LEGACY PARK PROPERTY AT WASHINGTON COUNTY FAIRGROUNDS TO COUNTY; (4) TWO VACANT PARCELS IN KANE COUNTY AND WASHINGTON COUNTY TO COUNTY 62%/CITY 38%

INTEREST. A COMMERCIAL APPRAISAL WILL BE DONE ON THE DIXIE CENTER PROPERTY TO DETERMINE CURRENT VALUE AND CITY'S 38% AND AT THE TIME OF DISPOSITION ANOTHER APPRAISAL WILL BE DONE TO DETERMINE ANY INCREASE TO THE CITY'S VALUE IN THE DIXIE CENTER PROPERTY. A CROSS EASEMENT WILL BE RECORDED ON BOTH THE

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DIXIE CENTER PARKING LOT NORTH EAST OF THE DIXIE CENTER AND THE CITY'S PROPERTY TO THE EAST OF THAT PARKING LOT IF THE COUNTY APPROVES OF THE CITY'S USE OF THE CITY'S PROPERTY. THIS CROSS EASEMENT WILL ALLOW PATRONS OF BOTH THE DIXIE CENTER AND THE CITY'S PROPERTY TO PARK ON EITHER PARKING LOT. UNDER THE AGREEMENT, CITY EMPLOYEES AT THE DIXIE CENTER WILL TRANSFER TO THE COUNTY ON 1/1/24, WITH THE CITY PAYING OUT PTO AND A PORTION OF THE SICK LEAVE TO TRANSFERRING EMPLOYEES ON 12/31/23. THE CITY WILL BE PERMITTED TO USE THE DIXIE CENTER FOR MUNICIPAL USE OR HOSTED USE WITHOUT CHARGE (EXCEPT FOR COSTS FOR OUTSIDE CONTRACT VENDORS). STAFF RECOMMENDS APPROVAL.

[Agenda Packet \[Page 398\]](#)

LINK TO MOTION: [01:27:11](#)

MOTION:

A MOTION WAS MADE BY COUNCILMEMBER LARKIN TO PULL THIS ITEM FROM THE AGENDA AND CONTINUE IT UNTIL THERE IS A FULL QUORUM AND APPRAISAL.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye

Councilmember Larkin – aye

Councilmember Larsen – aye

THE VOTE WAS UNANIMOUS AND THE MOTION CARRIED.

APPOINTMENTS:**APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY.**

LINK TO MAYOR RANDALL RECOMMENDING THE FOLLOWING APPOINTMENTS: [01:27:40](#)

HILLSIDE REVIEW BOARD:

APPOINT KEVIN HOLYOAK, TERM TO END 12/31/2026;

REAPPOINT JAMES SULLIVAN, DAVID BLACK, AND RUSS OWENS, TERMS TO END 12/31/2025;

REAPPOINT JEFF MATHIS, TERM TO END 12/31/2026.

LINK TO MOTION: [01:28:24](#).

MOTION:

A MOTION WAS MADE BY COUNCILMEMBER LARSEN TO APPOINT MEMBERS TO THE HILLSIDE REVIEW BOARD AS STATED BY MAYOR RANDALL.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

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Councilmember Hughes – aye

Councilmember Larkin – aye

Councilmember Larsen – aye

THE VOTE WAS UNANIMOUS AND THE MOTION CARRIED.

LINK TO MAYOR RANDALL RECOMMENDING THE FOLLOWING APPOINTMENTS: [01:28:30](#)

PLANNING COMMISSION:

APPOINT KELLY CASEY TO SEAT D, TERM TO END 12/31/2024, AND BRANDON ANDERSON TO SEAT B, TERM TO END 12/31/2025;

REAPPOINT LORI CHAPMAN TO SEAT E, NATHAN FISHER TO SEAT F, AND AUSTIN ANDERSON TO SEAT G, TERMS TO END 12/31/2025.

LINK TO MOTION: [01:29:39](#)

MOTION:

A MOTION WAS MADE BY COUNCILMEMBER LARSEN TO APPOINT MEMBERS TO THE PLANNING COMMISSION AS STATED BY MAYOR RANDALL.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye

Councilmember Larkin – aye

Councilmember Larsen – aye

THE VOTE WAS UNANIMOUS AND THE MOTION CARRIED.

LINK TO MAYOR RANDALL RECOMMENDING THE APPOINTMENT OF SHAWN GUZMAN AS THE INTERIM CITY ATTORNEY EFFECTIVE IMMEDIATELY: [01:29:50](#)

LINK TO MOTION: [01:30:20](#)

MOTION:

A MOTION WAS MADE BY COUNCILMEMBER LARKIN TO APPOINT SHAWN GUZMAN AS THE INTERIM CITY ATTORNEY TO BE EFFECTIVE IMMEDIATELY.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye

Councilmember Larkin – aye

Councilmember Larsen – aye

THE VOTE WAS UNANIMOUS AND THE MOTION CARRIED.

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REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Councilmember Larsen: [01:30:37](#)

Link to reports from Councilmember Larkin and comments from Mayor Randall: [01:31:16](#)

ADJOURN TO A CLOSED SESSION:

Request a closed session to discuss litigation, security, property acquisition or sale or the character and professional competence or physical or mental health of an individual.

A closed meeting was not held.

ADJOURN:

LINK TO MOTION: [01:32:16](#)

MOTION:

A MOTION WAS MADE BY COUNCILMEMBER LARKIN TO ADJOURN.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye

Councilmember Larkin – aye


Councilmember Larsen – aye

THE VOTE WAS UNANIMOUS AND THE MOTION CARRIED.


/s/Christina Fernandez

Christina Fernandez, City Recorder

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