



CITY COUNCIL MEETING MINUTES



THURSDAY, DECEMBER 15, 2022
MINUTES

ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
DECEMBER 15, 2022, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

- Mayor Michele Randall
- Councilmember Jimmie Hughes
- Councilmember Gregg McArthur – left the meeting at 6:10 p.m.
- Councilmember Dannielle Larkin
- Councilmember Natalie Larsen
- Councilmember Michelle Tanner

STAFF MEMBERS PRESENT:

- City Manager John Willis
- Assistant City Manager Deanna Brklacich
- Assistant City Manager Marc Mortensen
- City Attorney Tani Pack Downing
- Deputy City Recorder Annette Hansen
- Public Works Director Cameron
- Financial Director Trevor Coombs
- Budget and Financial Planning Manager Robert Myers
- Communications and Marketing Director David Cordero
- Economic Development and Housing Director Shirlyne Quayle
- Police Chief Kyle Whitehead
- Fire Chief Robert Stoker
- Deputy Fire Chief Brad Esplin
- Battalion Chief Robert Hooper
- Battalion Chief Darren Imlay
- Administrative Assistant Chelia Covington
- Firefighter Garret Glead
- Recreation Manager Aaron Metler
- Assistant Public Works Director Wes Jenkins
- Planner Dan Boles
- Planner Carol Davidson

OTHERS PRESENT:

Dimon McPherson with the St. George Musical Theater

Ralayna Amy with the St. George Musical Theater

CALL TO ORDER, INVOCATION AND FLAG SALUTE:

Mayor Randall called the meeting to order and welcomed all in attendance. The invocation was offered by Tim Martin with the Church of Jesus Christ of Latter-day Saints and representing the Interfaith Council and The Pledge of Allegiance to the Flag was led by Councilmember McArthur.

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

Link to introduction from Dimon McPherson with the St. George Musical Theater and a Christmas song being sung by Ralayna Amy: [00:03:08](#)

St. George City Council Minutes

December 15, 2022

Page Two

PROCLAMATION:

Reading of a proclamation proclaiming Saturday, December 17, 2022 as Wreaths Across America Day.

Link to proclamation read by Councilmember Larsen and remarks and presentation made by Daughters of the American Revolution Color Country chapter President Valarie King: [00:07:52](#)

[AGENDA PACKET \[PAGE 13\]](#)

MAYOR'S RECOGNITIONS AND UPDATES:

Link to recognition from Mayor Randall for St. George City Fire Department Captain Darren Imlay: [00:14:15](#)

Link to recognition from Mayor Randall for St. George Fire Department Administrative Assistant Chelia Covington: [00:17:35](#)

Link to recognition from Mayor Randall for Firefighter Garret Gleed: [00:22:29](#)

Link to recognition from Mayor Randall for Recreation Manager Aaron Metler: [00:23:47](#)

CONSENT CALENDAR

LINK TO PRESENTATION FROM CITY MANAGER JOHN WILLIS: [00:25:39](#)

- A. CONSIDER APPROVAL TO PURCHASE PLAYGROUND EQUIPMENT, INSTALLATION, PLAYGROUND SHADE STRUCTURE, AND SURFACING FROM BIG T RECREATION.

BACKGROUND AND RECOMMENDATION: BLOOMINGTON HILLS PARK WAS BUILT IN 1985; AND THE PLAYGROUND WAS INSTALLED IN DECEMBER OF 2001. RECENTLY, THE PLAYGROUND WAS REMOVED FOR SAFETY REASONS. THIS PROJECT WILL BE TO REPLACE THE OLD PLAYGROUND AND TO HAVE IT ADA ACCESSIBLE.

B. CONSIDER APPROVAL OF COMMUNICATION FIBER AND EQUIPMENT FOR NEW SUBSTATIONS.

BACKGROUND AND RECOMMENDATION: THIS IS FOR FIBER CONNECTION FROM NEW SUBSTATIONS TO OPERATIONS CENTER. STAFF RECOMMENDS APPROVAL.

C. CONSIDER AWARD OF A BID TO FELLER ENTERPRISES FOR THE BLOOMINGTON HILLS BERM PROJECT.

BACKGROUND AND RECOMMENDATION: RECENT FLOODING IN THE AREA HAS CREATED THE NEED TO IMPROVE AND ENLARGE THE DRAINAGE FACILITY TO MITIGATE FLOODING OF HOMES. STAFF RECOMMENDS AWARDED THE BID TO FELLER ENTERPRISES IN THE AMOUNT OF \$85,656.70.

D. CONSIDER APPROVAL TO AWARD BID TO ARROWHEAD WASTE LLC FOR COMMERCIAL SOLID WASTE REMOVAL AT CITY FACILITIES.

St. George City Council Minutes

December 15, 2022

Page Three

BACKGROUND AND RECOMMENDATION: THIS WAS A FORMAL BID PROCESS IN ORDER TO ESTABLISH A CURRENT SOLID WASTE REMOVAL CONTRACT FOR ALL CITY LOCATIONS. TWO (2) COMPANIES SUBMITTED PROPOSALS. STAFF RECOMMENDS AWARDED THE BID TO ARROWHEAD WASTE LLC IN THE AMOUNT OF \$14,905.26 PER MONTH.

E. CONSIDER APPROVAL TO AWARD BID TO SCHOLZEN PRODUCTS FOR THE SUPPLY OF 8" DIAMETER PVC WATERLINE MATERIALS AND APPURTENANCES.

BACKGROUND AND RECOMMENDATION: BIDS WERE RECEIVED BY TWO (2) VENDORS FOR THE SUPPLY OF APPROXIMATELY 3,840 LF OF 8" PVC WATERLINE AND APPURTENANCES. THE MATERIALS WILL BE USED TO REPLACE EXISTING WATERLINES IN THE DOWNTOWN AREA OF APPROXIMATELY 300 SOUTH 300 WEST. THE WATERLINE IN THIS AREA OF THE CITY IS APPROXIMATELY SEVENTY (70) YEARS OLD, WITH MULTIPLE BREAKS WITHIN THE PAST FEW YEARS. WITH THESE MATERIALS, APPROXIMATELY SIX (6) BLOCKS OF WATERLINE WILL BE REPLACED. THE INSTALLATION OF THE WATERLINE WILL BE BY WATER SERVICES DEPARTMENT CREWS AND EQUIPMENT. STAFF RECOMMENDS AWARD THE BID TO SCHOLZEN PRODUCTS IN THE AMOUNT OF \$171,224.88.

F. CONSIDER APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH SUNRISE ENGINEERING FOR THE DESIGN OF THE TONAQUINT CEMETERY EXPANSION.

BACKGROUND AND RECOMMENDATION: THE CITY OF ST. GEORGE PURCHASED FOUR (4) ACRES OF PROPERTY THAT SITS BETWEEN DIXIE DRIVE AND TONAQUINT CEMETERY FOR A CEMETERY EXPANSION. THIS EXPANSION IS NEEDED AS THE NUMBER OF AVAILABLE BURIAL LOTS IS LIMITED AT THE TONAQUINT CEMETERY AND THERE ARE NO LOTS AVAILABLE AT THE CITY CEMETERY. STAFF RECOMMENDS APPROVAL OF ENTERING INTO THE PROFESSIONAL SERVICES AGREEMENT WITH SUNRISE ENGINEERING.

G. CONSIDER APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH HORROCKS ENGINEERS, INC. FOR THE DESIGN OF GEORGE WASHINGTON BOULEVARD BRIDGE OVER THE VIRGIN RIVER.

BACKGROUND AND RECOMMENDATION: THE GEORGE WASHINGTON BOULEVARD BRIDGE HAS BEEN PLANNED FOR MANY YEARS. IT PROVIDES AN ESSENTIAL DIRECT CONNECTION TO I-15 ON THE WEST AND ULTIMATELY THE SOUTHERN PARKWAY ON THE EAST. WORK HAS BEEN UNDERWAY FOR SEVERAL MONTHS ON GEOTECHNICAL, ENVIRONMENTAL, AND FLOODPLAIN MAPPING (BY ANOTHER CONSULTANT). THE RIGHT OF

WAY WAS ACQUIRED LAST YEAR. THIS CONNECTION WILL ALLEVIATE TRAFFIC ON RIVER ROAD. STAFF RECOMMENDS ENTERING INTO THE PROFESSIONAL SERVICES AGREEMENT WITH HORROCKS ENGINEERS, INC.

- H. CONSIDER APPROVAL OF AN AGREEMENT TO PURCHASE REAL PROPERTY, A PORTION OF COMMON AREA, FROM BRIDLE GATE HOMEOWNERS ASSOCIATION FOR WIDENING OF THE 3000 EAST ROADWAY.

BACKGROUND AND RECOMMENDATION: THE CITY DESIRES TO ACQUIRE .022 ACRES OF PROPERTY FOR THE WIDENING OF 3000 EAST ROADWAY LOCATED AT 3000 EAST AND SEEGMILLER DRIVE. STAFF RECOMMENDS PURCHASING THE PROPERTY IN THE AMOUNT OF \$29,600.

St. George City Council Minutes

December 15, 2022

Page Four

- I. CONSIDER APPROVAL OF AN AGREEMENT TO PURCHASE REAL PROPERTY FROM WOODLAND ESTATES, LLC FOR A PARK.

BACKGROUND AND RECOMMENDATION: THIS AGREEMENT INCLUDES THE PURCHASE OF A LOT ADJACENT TO THE WOODLAND ESTATES TOWNHOMES SUBDIVISION FOR A NEW PARK. STAFF RECOMMENDS PURCHASING THE PROPERTY IN THE AMOUNT OF \$420,146.80.

- J. CONSIDER APPROVAL OF A LEASE AGREEMENT WITH ST. GEORGE MUSICAL THEATRE.

BACKGROUND AND RECOMMENDATION: ST. GEORGE MUSICAL THEATRE HAS OUTGROWN CURRENT LOCATION AND SEEKS PROPERTY ON WHICH THEY CAN BUILD A NEW THEATRE. THE LEASE AGREEMENT ALLOWS THE ST. GEORGE MUSICAL THEATRE TO CONSTRUCT A NEW THEATRE AND PARKING ON LAND OWNED BY THE CITY. STAFF RECOMMENDS APPROVAL.

LINK TO COUNCILMEMBER LARSEN REQUESTING THAT ITEMS A, I, AND J BE PULLED FROM THE CONSENT

CALENDAR FOR DISCUSSION: [00:26:03](#).

[AGENDA PACKET \[PAGE 14\]](#)

LINK TO MOTION TO: [00:26:08](#)

MOTION:

A motion was made by Councilmember Larsen to approve the consent calendar minus items a, i, and j.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye

Councilmember McArthur – aye

Councilmember Larkin – aye

Councilmember Tanner – aye

Councilmember Larsen – aye

The vote was unanimous and the motion carried.

Link to discussion between the City Council regarding items a, i, and j, including changes to item j: [00:26:43](#).

LINK TO MOTION TO: [00:34:18](#)

MOTION:

A motion was made by Councilmember McArthur to approve items a, i, and j on the consent calendar, with changes to item j with regards to the lease agreement that were discussed with the St. George Musical Theater.

SECOND:

The motion was seconded by Councilmember Larkin.

St. George City Council Minutes

December 15, 2022

Page Five

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye

Councilmember McArthur – aye

Councilmember Larkin – aye

Councilmember Tanner – aye

Councilmember Larsen – aye

The vote was unanimous and the motion carried.

AMEND PD ZONE/ORDINANCE:

CONSIDER APPROVAL OF AN ORDINANCE AMENDING THE DESERT COLOR PLANNED DEVELOPMENT (PD-R) ZONE FOR 110 SINGLE AND MULTI-FAMILY UNITS TO BE KNOWN AS SAGE HAVEN PHASES 14 & 15 ON APPROXIMATELY 33.77 ACRES LOCATED GENERALLY SOUTH OF PAINTED RIDGE PARKWAY & DESERT SAGE PARKWAY AND JUST WEST OF THE PREVIOUSLY APPROVED SAGE HAVEN PHASES. CASE NO. 2022-ZCA-049

BACKGROUND AND RECOMMENDATION: AUBURN HILLS AND DESERT COLOR RESORT HAVE BEEN THE FOCUS OF DEVELOPMENT IN DESERT COLOR OVER THE PAST FEW YEARS. LAST YEAR SAGE HAVEN WAS APPROVED, AND CONSTRUCTION HAS SINCE COMMENCED. THE FIRST PHASES OF REGENCY AT DESERT COLOR HAVE BEEN APPROVED. WITH CONSTRUCTION WELL UNDERWAY IN ALL OF THESE AREAS, DESERT COLOR IS SEEKING APPROVAL FOR THE NEXT TWO PHASES OF SAGE HAVEN. THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH A VOTE OF 5-0, WITH COMMENTS AND CONDITIONS.

LINK TO INTRODUCTION FROM CITY MANAGER JOHN WILLIS AND PRESENTATION FROM PLANNER DAN BOLES:

[00:35:16](#)

[Agenda Packet \[Page 178\]](#)

AND

PRELIMINARY PLAT:

CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR SAGE HAVEN PRELIMINARY PLAT C, A 112-LOT RESIDENTIAL SUBDIVISION LOCATED WITHIN THE DESERT COLOR DEVELOPMENT NEAR THE INTERSECTION OF PAINTED RIDGE PARKWAY AND DESERT SAGE PARKWAY.

BACKGROUND AND RECOMMENDATION: THE CURRENT GENERAL PLAN LAND USE DESIGNATION ON THE PROPERTY IS RES (RESIDENTIAL) AND THE CURRENT ZONING IS PDR (PLANNED DEVELOPMENT RESIDENTIAL).

THE PROPOSED PRELIMINARY PLAT MEETS BOTH THE CURRENT GENERAL PLAN LAND USE DESIGNATION AND THE CURRENT ZONING ON THE PROPERTY. AT THEIR MEETING HELD ON NOVEMBER 22, 2022, THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH A VOTE OF 5-0.

LINK TO PRESENTATION FROM ASSISTANT PUBLIC WORKS DIRECTOR WES JENKINS, INCLUDING COMMENT FROM COUNCILMEMBER MCARTHUR: [00:38:30](#)

St. George City Council Minutes

December 15, 2022

Page Six

[Agenda Packet \[Page 330\]](#)

LINK TO MOTION: [00:39:37](#)

MOTION:

A motion was made by Councilmember Larkin to approve the ordinance amending the Desert Color Planned Development (PD-R) zone for 110 single and multi-family units to be known as Sage Haven Phases 14 & 15 on approximately 33.77 acres located generally south of Painted Ridge Parkway & Desert Sage Parkway and just west of the previously approved Sage Haven phases.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

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

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Tanner – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

LINK TO MOTION: [00:40:30](#)

MOTION:

A motion was made by Councilmember Tanner to approve the preliminary plat for Sage Haven Preliminary Plat C, a 112-lot residential subdivision located within the Desert Color development near the intersection of Painted Ridge Parkway and Desert Sage Parkway with the trail easement.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
 Councilmember McArthur – aye
 Councilmember Larkin – aye
 Councilmember Tanner – aye
 Councilmember Larsen – aye

The vote was unanimous and the motion carried.

AMEND PD-C ZONE/ORDINANCE:

CONSIDER APPROVAL OF AN ORDINANCE AMENDING THE BOULDER CREEK CROSSING PD-C (PLANNED DEVELOPMENT COMMERCIAL) ZONE TO BUILD A NEW DENTAL OFFICE BUILDING APPROXIMATELY 0.55 ACRES LOCATED ON LOT 14 AT 1260 EAST 1450 SOUTH STREET TO BE KNOWN AS SAVE DENTAL. CASE NO. 2022-ZCA-048

St. George City Council Minutes

December 15, 2022

Page Seven

BACKGROUND AND RECOMMENDATION: THE BOULDER CREEK CROSSING PD-C (PLANNED DEVELOPMENT COMMERCIAL) WAS FIRST APPROVED IN 2015. THIS PROPOSAL IS FOR A NEW TWO STORY 5,139 SQ. FT. DENTAL OFFICE BUILDING, WITH THE SECOND STORY BEING AN OFFICE (635 SQ. FT.) FOR SAVE DENTAL. THE UNDERLYING GENERAL PLAN IS COM (COMMERCIAL). THIS PROPOSAL IS ON THE WEST SIDE OF RIVER ROAD IN THE BOULDER CREEK CROSSING PD. AT THEIR MEETING HELD ON THE PLANNING COMMISSION HELD A PUBLIC HEARING AND RECOMMENDED APPROVAL WITH A VOTE OF 5-0, WITH CONDITIONS.

LINK TO PRESENTATION FROM PLANNER MIKE HADLEY: [00:41:19](#)

[Agenda Packet \[Page 198\]](#)

LINK TO MOTION: [00:43:02](#)

MOTION:

A motion was made by Councilmember McArthur to approve the ordinance amending the Boulder Creek Crossing Planned Development Commercial (PD-C) zone to build a new dental office building approximately 0.55 acres located on lot 14 at 1260 East 1450 South Street to be known as Save Dental with the condition from the Planning Commission.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

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

Councilmember Hughes – aye

Councilmember McArthur – aye

Councilmember Larkin – aye

Councilmember Tanner – aye

Councilmember Larsen – aye

The vote was unanimous and the motion carried.

AMEND PD ZONE/ORDINANCE:

CONSIDER APPROVAL OF AN ORDINANCE AMENDING THE STONEBRIDGE PLANNED DEVELOPMENT RESIDENTIAL (PD-R) ZONE TO AMEND PHASES 4 AND 5 IN THE SIENNA PARK CONDOMINIUMS DEVELOPMENT TO UPDATE THE BUILDINGS AND CONCEPTUAL SITE PLAN AS WELL AS ADD SEVEN (7) ADDITIONAL UNITS TO THIS DEVELOPMENT ON APPROXIMATELY 5.11 ACRES LOCATED AT 271 NORTH COUNTRY LANE, FOR A PROJECT TO BE KNOWN AS SIENNA PARK CONDOS. CASE NO. 2022-ZCA-044

BACKGROUND AND RECOMMENDATION: THE ORIGINAL STONEBRIDGE DEVELOPMENT WAS CREATED IN THE 1990'S. THIS 660-UNIT DEVELOPMENT STARTED WITH THE DEDICATION OF NINE HOLES TO THE SUNBROOK GOLF COURSE. THE ENTIRE DEVELOPMENT CONSISTS OF SINGLE AND MULTIFAMILY NEIGHBORHOODS INCLUDING SIENNA PARK CONDOMINIUMS. A PUBLIC HEARING WAS HELD FOR THIS PROJECT AT THE PLANNING COMMISSION MEETING ON NOVEMBER 15, 2022 AND CONTINUED UNTIL THE NOVEMBER 22, 2022 MEETING. AT THEIR MEETING HELD ON

St. George City Council Minutes
December 15, 2022
Page Eight

NOVEMBER 22, 2022, THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH A VOTE OF 5-0, WITH CONDITIONS.

LINK TO PRESENTATION FROM PLANNER CAROL DAVIDSON, INCLUDING DISCUSSION BETWEEN THE CITY

COUNCIL AND CITY STAFF: [00:43:38](#)

[Agenda Packet \[Page 218\]](#)

AND

PRELIMINARY PLAT:

CONSIDER APPROVAL OF THE AMENDED PRELIMINARY PLAT FOR SIENNA PARK CONDOMINIUMS FOR THE ADDITION OF SEVEN (7) UNITS TO THE ORIGINAL APPROVAL OF SEVENTY (70) UNITS; THIS AMENDMENT WILL INCREASE THE TOTAL NUMBER OF UNITS TO SEVENTY-SEVEN (77).

BACKGROUND AND RECOMMENDATION: THE GENERAL PLAN LAND USE DESIGNATION FOR THIS PROPERTY IS LOW DENSITY RESIDENTIAL (LDR) AND THE ZONING ON THIS PROPERTY IS PLANNED DEVELOPMENT RESIDENTIAL (PD-R). THE PRELIMINARY PLAT MEETS BOTH THE CURRENT GENERAL PLAN LAND USE DESIGNATION AND THE ZONING ON THE PROPERTY. AT THEIR MEETING HELD ON NOVEMBER 22, 2022, THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH A VOTE OF 5-0.

LINK TO PRESENTATION FROM ASSISTANT PUBLIC WORKS DIRECTOR WES JENKINS: [00:54:56](#)

[Agenda Packet \[Page 306\]](#)

LINK TO MOTION: [00:55:35](#)

MOTION:

A motion was made by Councilmember Larkin to approve an ordinance amending Stonebridge Planned Development Residential (PD-R) zone to amend Phases 4 and 5 in the Sienna Park Condominiums development to update the buildings and conceptual site plan as well as add seven (7) additional units to this development on approximately 5.11 acres located at 271 North Country Lane, for a project to be known as Sienna Park Condos with the condition that the developer bring everything up to code as required and that the amenities be triggered to be completed when 50% of the units are in, and including the four (4) 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 McArthur – aye

Councilmember Larkin – aye

St. George City Council Minutes

December 15, 2022

Page Nine

Councilmember Tanner – aye

Councilmember Larsen – aye

THE VOTE WAS UNANIMOUS AND THE MOTION CARRIED

LINK TO MOTION: [00:57:06](#)

MOTION:

A motion was made by Councilmember Tanner to approve the amended preliminary plat for Sienna Park Condominiums for the addition of seven (7) units to the original approval of seventy (70) units; this amendment will increase the total number of units to seventy-seven (77) total.

SECOND:

The motion was seconded by Councilmember McArthur.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye

Councilmember McArthur – aye

Councilmember Larkin – aye

Councilmember Tanner – aye

Councilmember Larsen – aye

The vote was unanimous and the motion carried.

AMEND TITLE 3 AND TITLE 10 OF CITY CODE/ORDINANCE:

CONSIDER APPROVAL OF AN ORDINANCE AMENDING PORTIONS OF THE CITY CODE, INCLUDING TITLE 3, BUSINESS AND LICENSE REGULATIONS, TO ADD MOBILE BUSINESS ALONG WITH ITS OPERATIONAL REQUIREMENTS, TIME LIMITS, AND EXPIRATION DATE; AND TO AMEND PORTIONS OF TITLE 10, ZONING REGULATIONS, TO ADD MOBILE BUSINESS TO BE PERMITTED IN THE C-2 AND/OR C-3 ZONE ALONG WITH ITS SPECIFIC STANDARDS, APPLICATION, AND PARKING REQUIREMENTS.

BACKGROUND AND RECOMMENDATION: THIS IS A CONTINUATION OF A REQUEST IS TO ADD MOBILE BUSINESS TO TITLE 3, BUSINESS AND LICENSE REGULATIONS, AND TO CREATE SPECIFIC STANDARDS IN TITLE 10, ZONING

REGULATIONS, FOR THESE BUSINESSES. THIS ITEM WAS PRESENTED TO THE CITY COUNCIL AT A WORK MEETING ON OCTOBER 27, 2022 FOR DISCUSSION AND WAS HEARD BY THE PLANNING COMMISSION ON NOVEMBER 15, 2022, WHERE THEY RECOMMENDED APPROVAL WITH A VOTE OF 7-0. ON NOVEMBER 17, 2022, THE CITY COUNCIL APPROVED AN AMENDMENT PERTAINING TO THE EXPIRATION OF BUSINESS LICENSES; HOWEVER, THEY CONTINUED THE PROPOSED AMENDMENT TO ADD MOBILE BUSINESSES TO TITLE 3 AND TITLE 10.

LINK TO PRESENTATION FROM PLANNER CAROL DAVIDSON, INCLUDING COMMENTS FROM COUNCILMEMBER TANNER: [00:57:40](#)

[Agenda Packet \[Page 276\]](#)

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

St. George City Council Minutes

December 15, 2022

Page Ten

MOTION:

A motion was made by Councilmember Tanner to approve the ordinance amending portions of the City Code, including Title 3, Business and License Regulations, to add Mobile Business along with its operational requirements, time limits, and expiration date; and to amend portions of Title 10, Zoning Regulations, to add Mobile Business to be permitted in the C-2 and/or C-3 zone along with its specific standards, application, and parking requirements.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

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

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Tanner – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR JAMESTOWN SUBDIVISION, A 3-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 960 WEST MANZANITA ROAD.

BACKGROUND AND RECOMMENDATION: THE CURRENT LAND USE DESIGNATION ON THIS PROPERTY IS LOW DENSITY RESIDENTIAL (LDR) AND THE CURRENT ZONING ON THE PROPERTY IS R-1-10. THE PRELIMINARY PLAT MEETS BOTH THE CURRENT GENERAL PLAN LAND USE DESIGNATION AND THE CURRENT ZONING ON THE PROPERTY. AT THEIR MEETING HELD ON NOVEMBER 22, 2022, THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH A VOTE OF 5-0, WITH CONDITIONS.

LINK TO PRESENTATION FROM ASSISTANT PUBLIC WORKS DIRECTOR WES JENKINS, INCLUDING DISCUSSION BETWEEN THE CITY COUNCIL, AND CITY STAFF: [01:02:40](#)

[Agenda Packet \[Page 316\]](#)

LINK TO MOTION: [01:10:13](#)

MOTION:

A motion was made by Councilmember McArthur to approve the preliminary plat for Jamestown Subdivision, a 3-lot residential subdivision located at approximately 960 West Manzanita Road with the condition that a study is done for each lot before building takes place to address drainage and that money is put into an account with the City for curb and gutter.

SECOND:

The motion was seconded by Councilmember Larsen.

Link to comments from Assistant Public Works Director regarding the motion: [01:10:53](#)

St. George City Council Minutes

December 15, 2022

Page Eleven

Link to vote: [01:11:09](#)

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Tanner – aye
Councilmember Larsen – aye

The vote was unanimous and the motion carried.

Link to Mayor Randall excusing Councilmember McArthur for the remainder of the meeting: [01:11:22](#)

PRELIMINARY PLAT:

CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR RED PINE PHASES 3-4, A 46-LOT RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 2890 SOUTH 3430 EAST.

BACKGROUND AND RECOMMENDATION: THE GENERAL PLAN LAND USE DESIGNATION FOR THIS PROPERTY LOW DENSITY RESIDENTIAL (LDR) AND THE CURRENT ZONING IS R-1-8. THE PRELIMINARY PLAT MEETS BOTH THE CURRENT GENERAL PLAN LAND USE DESIGNATION AND ZONING. AT THEIR MEETING HELD ON NOVEMBER 15, 2022, THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH A VOTE OF 7-0, WITH CONDITIONS.

LINK TO PRESENTATION FROM ASSISTANT PUBLIC WORKS DIRECTOR WES JENKINS, INCLUDING DISCUSSION BETWEEN THE CITY COUNCIL AND CITY STAFF: [01:11:30](#)

[Agenda Packet \[Page 322\]](#)

LINK TO MOTION: [01:14:22](#)

MOTION:

A motion was made by Councilmember Tanner to approve the preliminary plat for Red Pine Phases 3-4, a 46-lot residential subdivision located at approximately 2890 South 3430 East with the condition of a connection to 3580 East.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Tanner – aye
Councilmember Larsen – aye

St. George City Council Minutes

December 15, 2022

Page Twelve

The vote was unanimous and the motion carried.

AMEND MASTER FEE SCHEDULE/ORDINANCE:

CONSIDER APPROVAL OF AN ORDINANCE TO AMEND THE MASTER FEE SCHEDULE FOR FEES RELATED TO THE PASS-THROUGH RATE FROM THE SOLID WASTE DISTRICT.

BACKGROUND AND RECOMMENDATION: THE WASHINGTON COUNTY SOLID WASTE DISTRICT BOARD AND THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT BOARD RECENTLY APPROVED RATE INCREASES AFFECTING THE RESIDENTS OF WASHINGTON COUNTY AND WILL DIRECTLY IMPACT UTILITY CUSTOMERS OF THE CITY OF ST. GEORGE. THESE INCREASES ARE A PASS-THROUGH RATE FROM THE SOLID WASTE DISTRICT AND ARE RELATED TO THE DISTRICT'S CONTRACT WITH REPUBLIC SERVICE AS WELL AS A DISTRICT LOAN TO MAKE IMPROVEMENTS TO THE LANDFILL AND THE DISTRICT'S BUILDINGS. INCLUDED IN THE FY2023 BUDGET, THE CITY COUNCIL APPROVED A \$0.13 INCREASE ON THE GARBAGE SERVICE AND A \$0.07 INCREASE ON THE RECYCLING SERVICE; HOWEVER, THE MASTER FEE SCHEDULE APPROVED IN JULY DID NOT REFLECT THE INCREASE. STAFF RECOMMENDS APPROVAL OF THE AMENDMENT TO THE MASTER FEE SCHEDULE TO REFLECT THE RATE APPROVED IN THE BUDGET TO BE EFFECTIVE ON JANUARY 1, 2023.

LINK TO PRESENTATION FROM ADMINISTRATIVE SERVICES DIRECTOR TREVOR COOMBS, INCLUDING DISCUSSION BETWEEN THE CITY COUNCIL AND CITY STAFF: [01:15:10](#)

[Agenda Packet \[Page 337\]](#)

LINK TO MOTION: [01:27:00](#)

MOTION:

A motion was made by Councilmember Larsen to approve the ordinance to amend the Master Fee Schedule for fees related to the pass-through rate from the Solid Waste District, including the Water Conservancy District.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a rollcall vote, as follows:

Councilmember Hughes – aye

Councilmember McArthur – aye

Councilmember Larkin – aye

Councilmember Tanner – aye

Councilmember Larsen – aye

The vote was unanimous and the motion carried.

AMEND TITLE 1 AND TITLE 3 OF CITY CODE/ORDINANCE:

CONSIDER APPROVAL OF AN ORDINANCE AMENDING §1-10B-8, §3-10-2, §3-10-4, §3-10-5, §3-10-9, AND §3-10-10 OF THE ST. GEORGE CITY CODE REGARDING INSURANCE REQUIREMENTS FOR SPECIAL EVENTS AND CONTRACTS WITH THE CITY, AMENDING DEFINITIONS, PROVIDING AN EXEMPTION FROM THE APPLICATION DEADLINE FOR REOCCURRING EVENTS WITH NO SUBSTANTIAL CHANGES, REQUIRING A WAIVER OF

St. George City Council Minutes
December 15, 2022
Page Thirteen

SUBROGATION ON INSURANCE CERTIFICATES, APPEAL PROCEDURES UTILIZE THE ADMINISTRATIVE LAW JUDGE, AND REQUIRING A FINE FOR ANY VIOLATION OF THIS CHAPTER.

BACKGROUND AND RECOMMENDATION: THE CITY COUNCIL AUTHORIZED CHANGES TO THE INSURANCE AND BOND REQUIREMENTS FOR SPECIAL EVENTS AND CONTRACTS IN TWO SEPARATE WORK MEETINGS HELD ON JUL 28, 2022 AND OCTOBER 27, 2022, IN MANY CASES LOWERING THE PREVIOUS REQUIREMENT OF \$1M/\$3M INSURANCE. IN THE FIRST MEETING, THE CITY COUNCIL ALSO TOLD STAFF THAT AN EXEMPTION SHOULD BE MADE TO THE 45-DAY APPLICATION REQUIREMENT FOR SPECIAL EVENTS FOR REOCCURRING EVENTS WITH NO SUBSTANTIAL CHANGES AND INDICATED IT WANTED TO ANNUALLY REVIEW THE REOCCURRING EVENTS IN ORDER TO RAISE ANY CONCERNS. STAFF IS ALSO RECOMMENDING THAT THE REQUIREMENT CURRENTLY IN POLICY BE MEMORIALIZED IN CITY ORDINANCE THAT A WAIVER OF SUBROGATION BE PROVIDED ON CERTAIN CERTIFICATES OF INSURANCE FOR SPECIAL EVENTS AND CONTRACTS. ON AUGUST 3, 2022, MARC MORTENSEN SENT AN EMAIL TO CITY COUNCIL WITH PROPOSED CRITERIA TO CONSTITUTE A SUBSTANTIAL CHANGE AND FOLLOWED UP WITH AN EMAIL ON AUGUST 15, 2022. NO FEEDBACK WAS RECEIVED ON THE SUGGESTED CRITERIA AND SO THEY HAVE BEEN INCLUDED IN THE DEFINITION PROPOSED IN THE ORDINANCE AMENDMENT.

LINK TO PRESENTATION FROM CITY ATTORNEY TANI DOWNING, INCLUDING DISCUSSION BETWEEN THE CITY COUNCIL AND CITY STAFF: [01:27:45](#).

[Agenda Packet \[Page 347\]](#)

LINK TO MOTION: [01:39:10](#)

MOTION:

A motion was made by Councilmember Larkin to approve the ordinance amending §1-10b-8, §3-10-2, §3-10-4, §3-10-5, §3-10-9, and §3-10-10 of the St. George City Code regarding insurance requirements for special events and contracts, amending definitions, providing an exemption from the application deadline for reoccurring events with no substantial changes, and requiring a waiver of subrogation on certain insurance certificates, noting that under section 7 adding "f. an additional permit required." and that staff will come back with a new definition of the term applicant organization in the future, and appeal procedures utilize the administrative law judge, and requiring a fine for any violation of this chapter.

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 Tanner – aye

Councilmember Larsen – aye

The vote was unanimous and the motion carried.

St. George City Council Minutes

December 15, 2022

Page Fourteen

AMEND CHAPTER 13 OF CITY CODE/ORDINANCE:

CONSIDER APPROVAL OF ORDINANCE AMENDING CHAPTER 13 OF THE CITY CODE REGARDING SURPLUS

PROPERTY.

BACKGROUND AND RECOMMENDATION: A WORK SESSION HELD WITH COUNCIL TO DISCUSS THE PROPER PROCESS TO DISPOSE OF REAL AND PERSONAL CITY PROPERTY. AN ORDINANCE PREPARED MEMORIALIZING DIRECTION OF THE COUNCIL.

LINK TO PRESENTATION FROM DEPUTY CITY ATTORNEY JAMI BRACKIN: [01:41:09](#)

[Agenda Packet \[Page 385\]](#)

LINK TO MOTION: [01:42:57](#)

MOTION:

A motion was made by Councilmember Larsen to approve ordinance amending Chapter 13 of the City Code regarding Surplus Property.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

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

Councilmember Hughes – aye

Councilmember Larkin – aye

Councilmember Tanner – aye

Councilmember Larsen – aye

The vote was unanimous and the motion carried.

APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY:

NO APPOINTMENTS WERE MADE.

-

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to report from Councilmember Larkin: [01:43:35](#)

CLOSED SESSION:

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

A closed session was not needed.

AJOURN:

Link to motion: [01:44:25](#)

MOTION:

A motion was made by Councilmember Larsen to adjourn.

St. George City Council Minutes

December 15, 2022

Page Fifteen

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
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

/s/Annette Hansen


Annette Hansen, Deputy City Recorder

WAS THIS PAGE HELPFUL?

 [175 East 200 North](#)
St. George, Ut 84770
 [Contact Us](#)
 [435.627.4000](#)

[Mission | Vision | Values](#)
[City Employment](#)
[Area Information](#)
[Relocation Resources](#)

[Forms & Applications](#)
[Notices](#)
[City Codes & Ordinances](#)
[Community Calendar](#)

[Privacy Notice](#)
[Public Login](#) 



© 2022 [City of St. George](#). All Rights Reserved.
[Privacy Notice](#)

