



CITY COUNCIL MEETING MINUTES



THURSDAY, APRIL 6, 2023
MINUTES

ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
APRIL 6, 2023 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Mayor Michele Randall
Councilmember Jimmie Hughes – arrived at 5:15 p.m.
Councilmember Dannielle Larkin
Councilmember Gregg McArthur – arrived at 7:25 p.m.
Councilmember Natalie Larsen
Councilmember Michelle Tanner

STAFF MEMBERS PRESENT:

City Manager John Willis
Deputy City Attorney Jami Brackin
City Recorder Christina Fernandez
Al Bianca with the City's Technology Division
Police Officer Seth Lefevre
Ben Neumann, Deputy Director of Parks
Michelle Graves, Deputy Director of Arts
Cody Schmitt, Deputy Director of Recreation
Parks and Community Services Director Shane Moore
Budget and Financial Planning Manager Robert Myers
Assistant City Attorney Ryan Dooley
Assistant City Manager Deanna Brklacich
Assistant City Manager Marc Mortensen
Budget and Financial Planning Manager Robert Myers
Planner Dan Boles
Planner Carol Davidson
Planner Mike Hadley
Assistant Public Works Director Wes Jenkins

OTHERS PRESENT:

Kristy Pike with the Children's Justice Center
Jim Bolser

CALL TO ORDER, INVOCATION, AND FLAG SALUTE:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Linda Van Wert with the Buddhist Community and The Pledge of Allegiance was led by Councilmember Tanner.

Link to call to order, invocation, and flag salute: [00:00:00](#) [Recording 1]

MAYOR'S RECOGNITIONS AND UPDATES:

Link to recognition from Mayor Randall for Al Bianca from the City's Technology Division: [00:02:22](#) [Recording 1]

Link to recognition from Mayor Randall for Police Officer Seth Lefevre: [00:04:45](#) [Recording 1]

St. George City Council Minutes

April 6, 2023

Page Two

PROCLAMATION:

Read a proclamation proclaiming April as Child Abuse Prevention Month.

Link to Councilmember Larkin reading a proclamation proclaiming April as Child Abuse Prevention Month; the proclamation was accepted by Kristy Pike with the Washington County Children's Justice Center: [00:10:10](#) [Recording 1]

[AGENDA PACKET \[PAGE 7\]](#)

PROCLAMATION:

Read a proclamation proclaiming April 29, 2023 as Arbor Day.

Link to reading a proclamation proclaiming April 29, 2023 as Arbor Day; the proclamation was accepted by Ben Neumann with the Parks Division: [00:14:32](#) [Recording 1]

[AGENDA PACKET \[PAGE 8\]](#)

AWARD RECOGNITION:

Link to presentations from Michelle Graves, Cody Schmitt, and Parks and Community Services Director Shane Moore regarding awards the Parks and Community Services Department received from the Utah Parks and Recreation Association: [00:18:08](#) [Recording 1]

APPOINT THE NEW COMMUNITY DEVELOPMENT DIRECTOR:

LINK TO MAYOR RANDALL RECOMMENDING THE APPOINTMENT OF JIM BOLSER TO POSITION OF THE COMMUNITY

DEVELOPMENT DIRECTOR: [00:24:50](#) [RECORDING 1]

Link to motion: [00:26:13](#) [Recording 1]

MOTION:

A motion was made by Councilmember Larkin to appoint Jim Bolser as the new Community Development Director.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a vote, as follows:

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

The vote was unanimous and the motion carried.

Link to comments from Councilmember Tanner, Mr. Bolser, City Manager John Willis, and Mayor Randall: [00:26:30](#)
[Recording 1]

St. George City Council Minutes

April 6, 2023

Page Three

AMEND ORDINANCE NO. 2023-03-003/ORDINANCE:

CONSIDER APPROVAL OF AN ORDINANCE AMENDING ORDINANCE NO. 2023-03-003 ADOPTING A TEMPORARY
REGULATION SUSPENDING THE PERMITTING OR PROCESSING OF SPECIAL EVENT PERMITS UNDER TITLE 3,
CHAPTER 10 OF THE CITY CODE.

BACKGROUND AND RECOMMENDATION: THE CITY COUNCIL ADOPTED ORDINANCE 2023-03-003 TEMPORARILY
RESTRICTING NEW APPLICATIONS FOR SPECIAL EVENT PERMITS ON CITY OWNED OR PUBLIC PROPERTY. IN
IMPOSING THE TEMPORARY RESTRICTIONS OTHER ISSUES HAVE ARISEN REGARDING APPLICATION OF THE
EXISTING ORDINANCE WHICH THE COUNCIL WOULD LIKE TO ADDRESS WITH THIS AMENDMENT. STAFF
RECOMMENDS APPROVAL OF THE ORDINANCE.

LINK TO PRESENTATION FROM ASSISTANT CITY ATTORNEY RYAN DOOLEY: [00:28:48](#) [RECORDING 1]

[AGENDA PACKET \[PAGE 9\]](#)

Link to motion: [00:30:13](#) [Recording 1]

MOTION:

A motion was made by Councilmember Tanner ordinance amending Ordinance No. 2023-03-003 adopting a temporary regulation suspending the permitting or processing of special event permits under Title 3, Chapter 10 of the City code.

SECOND:

The motion was seconded by Councilmember Larsen.

Link to discussion between the City Council: [00:30:39](#) [Recording 1]

Link to Mayor Randall clarifying the motion was seconded by Councilmember Larsen, and vote: [00:35:12](#) [Recording 1]

VOTE:

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

Councilmember Hughes – aye

Councilmember Larkin – aye

Councilmember Larsen – aye

Councilmember Tanner – aye

The vote was unanimous and the motion carried.

COMMENTS FROM THE PUBLIC:

LINK TO MAYOR RANDALL OUTLINING THE RULES FOR SPEAKING: [00:35:49](#) [RECORDING 1]

LINK TO COMMENTS FROM RESIDENT AROS MACKAY: [00:36:28](#) [RECORDING 1]

LINK TO COMMENTS FROM RESIDENT EMILY GIERISCH: [00:39:04](#) [RECORDING 1]

LINK TO COMMENTS FROM RESIDENT DANA MCCABE: [00:42:06](#) [RECORDING 1]

St. George City Council Minutes

April 6, 2023

Page Four

LINK TO COMMENTS FROM RESIDENT HEATHER MCGUIGAN: [00:44:09](#) [RECORDING 1]

LINK TO COMMENTS FROM RESIDENT CASSANDRA LEAVITT: [00:47:00](#) [RECORDING 1]

LINK TO COMMENTS FROM RESIDENT LAURA BEAN: [00:50:04](#) [RECORDING 1]

LINK TO COMMENTS FROM RESIDENT PAULA SMITH: [00:52:39](#) [RECORDING 1]

LINK TO COMMENTS FROM RESIDENT BRAD BENNETT: [00:54:37](#) [RECORDING 1]

LINK TO COMMENTS FROM RESIDENT KARREN WILLARD: [00:57:00](#) [RECORDING 1]

LINK TO COMMENTS FROM RESIDENT JEFF EINBENDER: [00:58:32](#) [RECORDING 1]

LINK TO COMMENTS FROM RESIDENT CURT SORWEID: [01:01:27](#) [RECORDING 1]

LINK TO COMMENTS FROM RESIDENT CHRIS KEELE: [01:03:40](#) [RECORDING 1]

LINK TO COMMENTS FROM RESIDENT KIMBALL WILLARD: [01:05:54](#) [RECORDING 1]

CONSENT CALENDAR:

- A. CONSIDER APPROVAL TO AWARD BID TO INSITUFORM TECHNOLOGIES FOR THE 2023 SEWER RELINING PROJECT.

BACKGROUND AND RECOMMENDATION: AS PART OF THE WASTEWATER COLLECTIONS ON-GOING MAINTENANCE PROGRAM, OLD AND FAILING CLAY SEWER COLLECTION PIPES ARE IDENTIFIED THROUGH OUR VIDEO INSPECTION PROGRAM AND SCHEDULED TO BE RE-LINED WITH A PVC PIPE LINER. WHILE RE-LINING THE PIPELINE IS TYPICALLY MORE COST PER FOOT THAN THE CONVENTIONAL OPEN-DIG METHOD, IT IS A VIABLE AND COST-EFFECTIVE SOLUTION AS IT CAN BE DONE WITHOUT CUTTING THE ASPHALT AND DIGGING

IN THE STREETS, WHICH REQUIRES REPAVING AND RESTORATION OF SURFACE IMPROVEMENTS. STAFF RECOMMENDS AWARDED THE BID TO INSITUFORM TECHNOLOGIES.

B. CONSIDER APPROVAL TO AWARD BID TO FELLER ENTERPRISES FOR THE CONSTRUCTION OF THE CONCRETE FLATWORK FOR THE BLOOMINGTON HILLS PLAYGROUND REPLACEMENT PROJECT.

BACKGROUND AND RECOMMENDATION: LAST YEAR (2022), THE PRIMARY PLAY STRUCTURE AT BLOOMINGTON HILLS PARK (REDWOOD TREE PARK) HAD TO BE REMOVED FOR SAFETY ISSUES DUE TO: DECAY AND FAILURE OF THE STRUCTURE'S PROTECTIVE SAFETY COATINGS, THE AGE OF THE STRUCTURE, REPLACEMENT PARTS WERE NO LONGER AVAILABLE. THIS BID AWARD IS FOR THE PLAYGROUND REPLACEMENT/RENOVATION, PHASE 1. THE SCOPE OF WORK FOR THIS PART INCLUDES: 30' FEET OF CURB AND GUTTER ON THE WEST SIDE OF REDWOOD TREE CIRCLE, AN ADA RAMP, A SIDEWALK UP TO THE PLAY AREA, A 6' FOOT WIDE SIDEWALK APRON AROUND THE PLAY AREA, AND A CONNECTING SIDEWALK TO THE EXISTING PAVILION. IT ALSO INCLUDES THE ASSOCIATED EXCAVATION WORK REQUIRED TO PREPARE THE PLAY AREA FOR THE INSTALLATION OF THE NEW PLAY EQUIPMENT AND SAFETY SURFACING. STAFF RECOMMENDS AWARDED THE BID TO FELLER ENTERPRISES.

St. George City Council Minutes

April 6, 2023

Page Five

C. CONSIDER APPROVAL TO AWARD BID TO INTERSTATE ROCK PRODUCTS INC. FOR THE CONSTRUCTION OF THE LITTLE VALLEY PARK ARTIFICIAL TURF FIELDS.

BACKGROUND AND RECOMMENDATION: THE SOCCER FIELDS AT LITTLE VALLEY WERE FIRST INSTALLED IN 2016 AND HAVE HOSTED MANY SPORTS EVENTS AND PRACTICES SINCE. THE REPLACEMENT OF FIELDS 1, 2 AND 3 WITH SYNTHETIC TURF HAS BEEN DESIGNED BY PARK PLANNING WITH CIVIL SCIENCE AND LLOYD SPORTS. THE PROJECT WAS PUT OUT TO BID ON JANUARY 30, 2023; FOUR (4) BIDS WERE RECEIVED AND OPENED ON FEBRUARY 17, 2023. INTERSTATE ROCK PRODUCTS IS THE RESPONSIBLE LOW BIDDER IN THE

AMOUNT OF \$3,365,956.13. THIS AMOUNT INCLUDES THE BASE BID (FIELDS 1 & 2 AND ADDITIVE ALTERNATE 2 (FIELD 3). STAFF RECOMMENDS APPROVAL PENDING ADOPTION OF THE ASSOCIATED BUDGET AMENDMENT.

- D. CONSIDER APPROVAL TO PURCHASE P25 COMPLIANCE 700/800MHZ PUBLIC-SAFETY RADIOS FOR THE SAINT GEORGE POLICE DEPARTMENT AND 911 CENTER PURSUANT TO STATE CONTRACT # AR3841.

BACKGROUND AND RECOMMENDATION: THE STATE OF UTAH IS CURRENTLY REPLACING ITS PUBLIC-SAFETY RADIO SYSTEM WHICH INCLUDES THE CORE INFRASTRUCTURE BUT ALSO END USER EQUIPMENT WHICH HAS BEEN IN SERVICE SINCE THE 2002 WINTER OLYMPICS. THESE RADIOS ARE SOLE SOURCED AND BEING PURCHASED THROUGH UTAH STATE CONTRACT # AR3841. STAFF RECOMMENDS APPROVAL PENDING ADOPTION OF THE ASSOCIATED BUDGET AMENDMENT.

- E. CONSIDER APPROVAL OF THE RENEWAL OF THE CONCESSIONS AGREEMENT WITH THE ICE CREAM FACTORY VENDING FOR THE AIRPORT TERMINAL.

BACKGROUND AND RECOMMENDATION: THE ICE CREAM FACTORY VENDING HAS BEEN PROVIDING VENDING SERVICES AT THE AIRPORT SINCE 2016. THIS IS A RENEWAL OF THE CONCESSIONS AGREEMENT. STAFF RECOMMENDS APPROVAL.

- F. CONSIDER APPROVAL OF FEE WAIVER FOR LEADERSHIP DIXIE GRADUATION AT THE DIXIE ACADEMY.

BACKGROUND AND RECOMMENDATION: LEADERSHIP DIXIE HAS ASKED TO HAVE THE WAIVED FOR THE USE OF DIXIE ACADEMY ON MAY 11, 2023 FROM 4 PM TO 10 PM. THE FEE WAIVER WOULD BE \$600.

- G. CONSIDER APPROVAL OF A FEE WAIVER FOR THE UTAH LEAGUE OF CITIES AND TOWNS BBQ EVENT ON THURSDAY, APRIL 20, 2023 AT VERNON WORTHEN PARK.

BACKGROUND AND RECOMMENDATION: THE CITY OF ST. GEORGE IS A MEMBER OF THE UTAH LEAGUE OF CITIES AND TOWNS AND IS THE HOST CITY FOR THIS ANNUAL MID-YEAR CONFERENCE. IN THE PAST, THE CITY HAS WAIVED FEES (SPECIAL EVENT FEE AND PARK RENTAL FEE) FOR THIS BBQ WHICH HAS TAKEN PLACE AT TOWN SQUARE, CONFLUENCE AND WORTHEN PARK. STAFF RECOMMENDS WAVING THE 1) PARK RESERVATION FEE OF \$400 AND 2) THE SPECIAL EVENT FEE OF \$150.

St. George City Council Minutes

April 6, 2023

Page Six

H. CONSIDER APPROVAL OF A RATIFICATION OF THE LEASE AGREEMENT FOR THE ST. GEORGE CHILDREN'S MUSEUM.

BACKGROUND AND RECOMMENDATION: ST. GEORGE CHILDREN'S MUSEUM LEASED CITY PROPERTY LOCATED AT 86 S MAIN STREET ON A 5-YEAR LEASE WHICH WAS SET TO EXPIRE JUNE 21, 2023. STAFF WORKED WITH ST. GEORGE CHILDREN'S MUSEUM TO REVISE THE LEASE TO INCLUDE A TEN (10) YEAR LEASE TERM. OTHER MINOR CHANGES WERE MADE TO MORE ACCURATELY REFLECT THE DUTIES OF THE CITY AND THE MUSEUM. TIME BEING OF THE ESSENCE, THE LEASE AGREEMENT WAS SIGNED ON FEBRUARY 16, 2023 AND IS NOW SUBMITTED TO THE CITY COUNCIL FOR RATIFICATION.

I. CONSIDER APPROVAL OF THE MINUTES FROM THE MEETINGS HELD ON FEBRUARY 9, 2023; FEBRUARY 16, 2023 (WORK MEETING); FEBRUARY 16, 2023 (REGULAR MEETING); FEBRUARY 23, 2023; MARCH 2, 2023; MARCH 9, 2023; AND MARCH 16, 2023.

Link to presentation from City Manager John Willis: [01:08:01](#) [Recording 1]

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

Link to motion: [01:10:41](#) [Recording 1]

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

Councilmember Tanner – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND THE FISCAL YEAR 2022-23 BUDGET/RESOLUTION:

PUBLIC HEARING AND CONSIDERATION OF A RESOLUTION TO REVIEW AND APPROVE AMENDMENTS TO THE FISCAL YEAR 2022-23 BUDGET.

BACKGROUND AND RECOMMENDATION: STATE STATUTE REQUIRES A PUBLIC HEARING WHEN CHANGES ARE REQUESTED TO THE CITY'S BUDGET. STAFF TYPICALLY BRING BUDGET OPENINGS FORWARD TO THE CITY COUNCIL FOR CONSIDERATION ON A QUARTERLY BASIS BASED ON CHANGES THAT OCCUR DURING THE FISCAL YEAR. STAFF RECOMMENDS TAKING PUBLIC COMMENT AND APPROVAL OF THE RESOLUTION.

St. George City Council Minutes

April 6, 2023

Page Seven

LINK TO INTRODUCTION FROM CITY MANAGER JOHN WILLIS AND PRESENTATION FROM BUDGET AND FINANCIAL PLANNING MANAGER ROBERT MYERS, INCLUDING COMMENTS FROM COUNCILMEMBER TANNER: [01:11:03](#)

[RECORDING 1]

[AGENDA PACKET \[PAGE 106\]](#)

LINK TO PUBLIC HEARING: [01:19:33](#) [RECORDING 1]

Link to motion: [01:19:47](#) [Recording 1]

MOTION:

A motion was made by Councilmember Larsen to approve the resolution to review and approve amendments to the Fiscal Year 2022-23 Budget.

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

Councilmember Tanner – aye

The vote was unanimous and the motion carried.

Mayor Randall called for a 15-minute recess.

HILLSIDE DEVELOPMENT PERMIT:

CONSIDER APPROVAL OF A HILLSIDE DEVELOPMENT PERMIT TO ALLOW DISTURBANCE OF AREAS IN THE 20-30%, 30-40% SLOPE AREAS ON APPROXIMATELY 14.99 ACRES GENERALLY LOCATED AT THE END OF THE EXISTING FLOWERS WAY IN DESERT CANYONS ON THE NORTH SIDE OF SOUTHERN HILLS PARKWAY. 2023-HS-004.

BACKGROUND AND RECOMMENDATION: THE PROPOSAL IS A HILLSIDE DEVELOPMENT PERMIT FOR THE PURPOSE OF EXTENDING THE EXISTING ROAD FLOWERS WAY AT EXIT 6 ALONG THE NORTHERN SIDE OF SOUTHERN HILLS PARKWAY TO THE NEW EXIT 5 TO THE WEST. AT THEIR MEETING HELD ON MARCH 14, 2023, THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH A VOTE OF 5-0.

LINK TO PRESENTATION FROM PLANNER MIKE HADLEY, INCLUDING DISCUSSION BETWEEN THE CITY COUNCIL AND MR. HADLEY: [00:00:00](#) [RECORDING 2]

AGENDA PACKET [PAGE 111]

Link to motion: [00:02:12](#) [Recording 2]

MOTION:

A motion was made by Councilmember Larkin to approve the hillside development permit to allow disturbance of areas in the 20-30%, 30-40%

St. George City Council Minutes

April 6, 2023

Page Eight

slope areas on approximately 14.99 acres generally located at the end of the existing Flowers Way in Desert Canyons on the north side of Southern Hills 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

Councilmember Tanner – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR THE LESLIE DUNBAR TRUST, A 2-LOT RESIDENTIAL SUBDIVISION CONTAINING 6.94 ACRES LOCATED EAST OF THE GEORGE WASHINGTON ACADEMY PROPERTY ON THE SOUTHWEST CORNER OF FUTURE 2220 SOUTH AND 3210 EAST. CASE NO. 2023-PP-010

BACKGROUND AND RECOMMENDATION: THE ZONING ON THE PROPERTY IS A-1 AND HAS BEEN FOR YEARS. THE AREA HAS BEEN TRADITIONALLY A FARMING AREA. GEORGE WASHINGTON ACADEMY HAS APPROACHED THE PROPERTY OWNER AND IS INTERESTED IN ACQUIRING THE PROPERTY FOR FUTURE SCHOOL USE. IF THAT DOESN'T PAN OUT, THE PROPERTY WILL REMAIN IN ITS CURRENT STATE UNTIL IT IS DEVELOPED. AT THEIR MEETING HELD ON MARCH 28, 2023, THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH A VOTE OF 5-0.

LINK TO PRESENTATION FROM PLANNER DAN BOLES, INCLUDING DISCUSSION BETWEEN THE CITY COUNCIL, ASSISTANT PUBLIC WORKS DIRECTOR WES JENKINS, MR. BOLES, AND CITY MANAGER JOHN WILLIS: [00:02:45](#).

[RECORDING 2]

AGENDA PACKET [PAGE 194]

Link to motion: 00:10:46 [Recording 2]

MOTION:

A motion was made by Councilmember Tanner to approve the preliminary plat for the Leslie Dunbar Trust, a 2-lot residential subdivision containing 6.94 acres located east of the George Washington Academy property on the southwest corner of future 2220 South and 3210 East.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye

Councilmember Larkin – aye

St. George City Council Minutes

April 6, 2023

Page Nine

Councilmember Larsen – aye

Councilmember Tanner – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR OLD FARM, A 4-LOT SUBDIVISION CONTAINING 76.04

ACRES LOCATED ON THE NORTHWEST CORNER OF 2450 SOUTH AND 3000 EAST. CASE NO. 2023-PP-005

BACKGROUND AND RECOMMENDATION: ON FEBRUARY 28, THE PLANNING COMMISSION HELD A PUBLIC HEARING TO CHANGE THE ZONING ON 20.5 ACRES OF THE LARGER 76-ACRE PARCEL. THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THAT APPLICATION. ON MARCH 16, 2023, THE CITY COUNCIL APPROVED THE ZONE CHANGE. AT THEIR MEETING HELD ON MARCH 14, 2023, THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH A 5-0 VOTE.

LINK TO PRESENTATION FROM PLANNER DAN BOLES: 00:11:21 [RECORDING 2]

AGENDA PACKET [PAGE 204]

Link to motion: [00:13:56](#) [Recording 2]

MOTION:

A motion was made by Councilmember Larsen to approve the preliminary plat for Old Farm, a 4-lot subdivision containing 76.04 acres located on the northwest corner of 2450 South and 3000 East.

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.

PRELIMINARY PLAT:

CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR SMITH'S MARKETPLACE SUN RIVER, A 4-LOT SUBDIVISION CONTAINING 15.96 ACRES LOCATED AT APPROXIMATELY 4582 SOUTH PIONEER ROAD. CASE NO. 2023-PP-009

BACKGROUND AND RECOMMENDATION: LOT 400 WILL BE 12.87 ACRES AND HAS BEEN APPROVED FOR THE NEW SMITH'S MARKETPLACE IN SUN RIVER, LOCATED AT THE SOUTHWEST CORNER OF PIONEER ROAD AND BLUEGRASS WAY (CASE # 2022-ZCA-024). LOT 401 WILL BE 1.42 ACRES AND WILL BE THE LOCATION OF THE FUTURE FUEL CENTER FOR SMITH'S MARKETPLACE. LOTS 402 AND 403 WITH EACH ABOUT .83 ACRES, WILL BE RESERVED FOR FUTURE DEVELOPMENT.

St. George City Council Minutes

April 6, 2023

Page Ten

AT THEIR MEETING HELD ON MARCH 28, 2023, THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH A VOTE OF 5-0.

LINK TO PRESENTATION FROM PLANNER CAROL DAVIDSON, INCLUDING DISCUSSION BETWEEN THE CITY COUNCIL, MS. DAVIDSON, AND CITY MANAGER JOHN WILLIS: [00:14:27](#) [RECORDING 2]

AGENDA PACKET [PAGE 215]

Link to motion: [00:17:35](#) [Recording 2]

MOTION:

A motion was made by Councilmember Larkin to approve the preliminary plat for Smith's Marketplace Sun River, a 4-lot subdivision containing 15.96 acres located at approximately 4582 South Pioneer Road.

SECOND:

The motion was seconded by Councilmember Tanner.

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.

PRELIMINARY PLAT:

CONSIDER APPROVAL OF THE PRELIMINARY PLAT FOR WHITE TRAILS PHASES 4-6, AN 85-UNIT RESIDENTIAL SUBDIVISION CONTAINING 12.87 ACRES LOCATED NORTH OF WHITE DOME DRIVE AND EAST OF RIVER ROAD.

CASE NO. 2023-PP-007

BACKGROUND AND RECOMMENDATION: THIS RESIDENTIAL PROJECT WAS APPROVED ON MARCH 4, 2021, AS PART OF THE SOUTHERN HILLS – WEST DEVELOPMENT (CASE # 2021-ZC-014). THE OVERALL DENSITY WILL BE 6.6 DWELLING UNITS PER ACRE. THIS PROJECT HAS 20' DRIVEWAY LENGTHS AND WAS APPROVED BEFORE THE PARKING REGULATIONS WERE CHANGED TO REQUIRE A 25' DRIVEWAY LENGTH IN ALL PLANNED DEVELOPMENT RESIDENTIAL ZONES. AT THEIR MEETING HELD ON MARCH 28, 2023, THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH A VOTE OF 5-0.

LINK TO PRESENTATION FROM PLANNER CAROL DAVIDSON, INCLUDING DISCUSSION BETWEEN : [00:18:04](#).

[RECORDING 2]

[AGENDA PACKET \[PAGE 226\]](#)

Link to motion: [00:20:03](#) [Recording 2]

St. George City Council Minutes

April 6, 2023

Page Eleven

MOTION:

A motion was made by Councilmember Tanner to approve the preliminary plat for White Trails Phases 4-6, an 85-unit residential subdivision containing 12.87 acres located north of White Dome Drive and east of River 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

Councilmember Tanner – aye

The vote was unanimous and the motion carried.

APPOINTMENTS:

APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY.

LINK TO MAYOR RANDALL RECOMMENDING APPOINTING THE FOLLOWING INDIVIDUALS TO THE HISTORIC

PRESERVATION COMMISSION - REAPPOINT: RICK ATKIN FOR A 4-YR TERM AND AS CHAIR OF THE COMMISSION;

BOB NICHOLSON FOR A 3-YR TERM; ALAN CARTER FOR A 2-YR TERM; SCOTT MESSEL FOR A 2-YR TERM; AND

BETTE ARIAL FOR A 1-YR TERM; AND APPOINT: SUSAN CROOK FOR A 4-YR TERM AND CORTNEY HASLAM FOR A 3-

YR TERM: [00:21:00](#) [RECORDING 2]

Link to motion: [00:21:47](#) [Recording 2]

MOTION:

A motion was made by Councilmember Larkin to appoint the Commission Members as stated.

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

Councilmember Tanner – aye

The vote was unanimous and the motion carried.

REPORTS AND UPDATES FROM THE MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Councilmember Larsen, Mayor Randall, Councilmember Larkin, Councilmember Tanner, Councilmember Hughes, and Councilmember McArthur: [00:22:22](#) [Recording 2]

Councilmember McArthur arrived during reports and updates.

St. George City Council Minutes

April 6, 2023

Page Twelve

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 held.

ADJOURN:

Link to motion: [00:38:45](#) [Recording 2]

MOTION:

A motion was made by Councilmember Larsen to adjourn.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye

Councilmember Larkin – aye

Councilmember McArthur – aye

Councilmember Larsen – aye


Councilmember Tanner – aye

The vote was unanimous and the motion carried.

/s/Christina Fernandez

Christina Fernandez, City Recorder

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St. George, Ut 84770

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