

**ST. GEORGE CITY COUNCIL MINUTES  
REGULAR MEETING  
JANUARY 4, 2024 5:00 P.M.  
CITY COUNCIL CHAMBERS**

**PRESENT:**

**Mayor Michele Randall  
Councilmember Jimmie Hughes  
Councilmember Dannielle Larkin  
Councilmember Natalie Larsen  
Councilmember Michelle Tanner  
Councilmember Steve Kemp**

**STAFF MEMBERS PRESENT:**

**City Manager John Willis  
City Attorney Shawn Guzman  
Deputy City Recorder Annette Hansen  
Deputy City Attorney Jami Brackin  
Assistant City Attorney Ryan Dooley  
Public Works Director Cameron Cutler  
Assistant Public Works Director Wes Jenkins  
Administrative Services Director Trevor Coombs  
Community Development Director Carol Winner  
Planner Dan Boles  
Planner Mike Hadley**

**OTHERS PRESENT:**

**Members of the Department of Public Safety Aero Bureau Southern District  
Residents Joseph Young, Alec Young, and Aryan Young**

**CALL TO ORDER:**

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Jimi Kestin with Solomons Porch Foursquare and The Pledge of Allegiance to the Flag was led by Councilmember Hughes.

Link to call to order, invocation, and flag salute: [00:00:14](#)

**MAYOR'S RECOGNITIONS AND UPDATES:**

Link to Mayor Randall's presentation of a Special Recognition to the Department of Public Safety Aero Bureau Southern District: [00:03:25](#)

Link to Mayor Randall's presentation of Special Recognitions given to Joseph Young and his sons Alec Young and Aryan Young for assisting with a recent bank robbery pursuit and arrest: [00:12:58](#)

Link to comments from City Manager regarding changes to the agenda: [00:16:20](#)

**COMMENTS FROM THE PUBLIC:**

Link to introduction from Mayor Randall: [00:16:36](#)

Link to comments from resident Curt Sorweid, including comments from Mayor Randall: [00:16:51](#)

Link to comments from resident Mike McKee, including comments from Mayor Randall: [00:19:35](#)

**CONSENT CALENDAR:**

- a. Consider approval of purchasing playground equipment via a state contract with Sonntag Recreation for Mathis Park.**

BACKGROUND and RECOMMENDATION: This purchase is to replace the existing playground at Mathis Park. The existing playground was installed in 1993, which was 30 years ago. The typical lifespan of a playground is 10 years, but with proper maintenance can last 15-20 years. Because the playground is older, it is difficult to find replacement parts as the playground manufacturer has stopped making many of the replacement parts. Without being able to make the proper repairs the playground is becoming a safety hazard. The replacement playground will utilize the same footprint as the existing playground, but will also expand to the east an additional 1,500 sf. Part of the existing playground shade structure will remain, but two existing poles and two shade sails will be removed to provide room for the new playground equipment. The surfacing will be changed to artificial turf which will make the playground more ADA accessible. Staff recommends approval.

- b. Consider approval to award a bid to Watts Construction for the construction of Fire Station 1 (HQ) located at 85 South 400 East.**

BACKGROUND and RECOMMENDATION: This project has been several years in the making. The location meets or exceeds the criteria outlined by our fire department for access, proximity and location. This will be the headquarters for the St. George Fire Department and will house large apparatus, administrative staff and fulltime firefighters. Staff recommends approval.

- c. Consider approval to award a bid to JP Excavating, Inc. for the 3000 East 2000 South to Seegmiller Drive Project.**

BACKGROUND and RECOMMENDATION: This project includes roadway improvements, curb & gutter, sidewalk, trail, drainage and irrigation improvements, and signing and striping for improvements along 3000 East from 2000 South to Seegmiller Drive. The city received five bids. Staff recommends approval.

- d. Consider approval of a Professional Services Agreement with Sunrise Engineering for the construction management of 3000 East improvements.**

BACKGROUND and RECOMMENDATION: Sunrise Engineering has provided design and construction management services for the current and previous phase of 3000 East with excellent results. Staff recommends approval.

- e. Consider approval of a Reimbursement Agreement with Rondell, LLC for Off-Site Water Infrastructure.**

BACKGROUND and RECOMMENDATION: Rondell, LLC is developing an industrial subdivision in the northwest corner of the old St. George Industrial Park. Due to the elevations of their property, and adjacent properties, some off-site water infrastructure needs to be installed to provide adequate pressure and fire flow to their site. The off-site improvements will not only benefit their development but will benefit adjacent developed properties that currently have insufficient pressure and fire flow. The total cost of the off-site water infrastructure improvements is \$381,989.69. The City would reimburse the developer in the amount of \$153,467.97. This portion of the total cost is attributed to an existing deficiency in the water distribution system. Staff recommends approval.

- f. Consider approval of the minutes from the meetings held December 6, 2023; December 7, 2023 (Regular); December 7, 2023 (Work); December 14, 2023 (Regular); and December 14, 2023 (Work).**

Link to presentation from City Manager John Willis: [00:22:24](#)

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Link to motion: [00:22:53](#)

**MOTION:**

A motion was made by Councilmember Larkin to approve the consent calendar as presented.

**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  
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/VACATE A PORTION OF A MUNICIPAL UTILITY EASEMENT/ORDINANCE:**

**Public hearing and consideration of Ordinance No. 2024-001 to vacate a portion of a municipal utility easement located between Lots 1 and 2, Crimson Ranch Estates Phase 1.**

BACKGROUND and RECOMMENDATION: The final plat for Crimson Ranch Estates Phase 1 was approved by the Land Use Authority on the 20th day of July, 2022 and recorded on August 21, 2022. The applicant would like to merge Lots 1 & 2 together into one lot. The Joint Utilities Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Wes Jenkins: [00:23:12](#)

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Link to public hearing, no comments were given: [00:23:47](#)

Link to motion: [00:24:08](#)

**MOTION:**

A motion was made by Councilmember Tanner to approve Ordinance No. 2024-001 to vacate a portion of a municipal utility easement located between Lots 1 and 2, Crimson Ranch Estates Phase 1.

**SECOND:**

The motion was seconded by Councilmember Kemp.

**VOTE:**

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

Councilmember Hughes – aye  
Councilmember Larkin – aye  
Councilmember Larsen – aye  
Councilmember Tanner – aye  
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

**AUDITED COMPREHENSIVE FINANCIAL REPORT:**

**Presentation of the audited Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2023.**

BACKGROUND and RECOMMENDATION: This is the presentation of the City's audited 2023 Annual Comprehensive Financial Report (ACFR) conducted by Hinton Burdick CPA's & Advisors.

Link to introduction from Administrative Services Director Trevor Coombs and presentation from auditor Steve Palmer from Hinton Burdick CPA, including comments from the City Council: [00:24:41](#)

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**INTERLOCAL AGREEMENT/RESOLUTION:**

**Consider approval of Resolution No. 2024-001R to enter an Interlocal Agreement Between the City of St. George And The Winchester Hills Fire Department Regarding Fire Services For The Ledges, Trails, And JEL Ranch Subdivisions.**

BACKGROUND and RECOMMENDATION: The City and the Southwest Special Service District entered into an Interlocal Agreement regarding fire services for the Ledges, Trails, and Jel Ranch Subdivisions in 2013. The term of this agreement expired on December 31, 2023 or if the City were to build a fire station within 5 miles of the

Ledges, which occurred first. As the City has not yet built a fire station within 5 miles of the Ledges, the agreement needs to be renewed. Staff recommends approval.

Link to introduction from City Manager John Willis and presentation from Assistant City Attorney Ryan Dooley, including discussion between the City Council, City Manager John Willis, and Mr. Dooley: [00:33:31](#)

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Link to motion: [00:35:14](#)

**MOTION:**

A motion was made by Councilmember Larsen to approve Resolution No. 2024-001R to enter an Interlocal Agreement Between the City of St. George And The Winchester Hills Fire Department Regarding Fire Services For The Ledges, Trails, And Jel Ranch Subdivisions.

**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  
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

**TERMINATE INTERLOCAL AGREEMENT/RESOLUTION:**

**Consider approval of Resolution No. 2024-002R terminating the Interlocal Cooperation Agreement Regarding Election Services with Washington County.**

BACKGROUND and RECOMMENDATION: In 2021, the City of St. George and Washington County entered into an Interlocal Cooperation Agreement regarding election services. The Agreement states that the Agreement shall automatically renew for additional one-year periods, unless thirty days prior to the expiration, written notice of intent to not renew is given by either party. The City received such notice from the Washington County Clerk/Auditor. Once the new Agreement is received and agreed upon, staff will bring it back for approval.

Link to introduction from City Manager John Willis and presentation from Deputy City Attorney Jami Brackin, including discussion between Mayor Randall, the City Council, and Ms. Brackin: [00:35:50](#)

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Link to motion: [00:38:01](#)

**MOTION:**

A motion was made by Councilmember Larkin to approve Resolution No.

2024-002R terminating the Interlocal Cooperation Agreement Regarding Election Services with Washington County.

**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 Larsen – aye  
Councilmember Tanner – aye  
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

**DESIGNATE AND APPOINT REPRESENTATIVES TO THE SOLID WASTE DISTRICT ADMINISTRATIVE CONTROL BOARD/RESOLUTION:**

**Consider approval of Resolution No. 2024-003R to approve the designation and appointment of representatives to the Administrative Control Board of Washington County Special Service District No. 1 (Solid Waste District Administrative Control Board).**

BACKGROUND and RECOMMENDATION: This resolution will approve the designation and appointment of Councilmember Steve Kemp to the Administrative Control Board of Washington County Special Service District No. 1 (Solid Waste District Administrative Control Board). Staff recommends approval.

Link to introduction from City Manager John Willis and presentation from City Attorney Shawn Guzman, including comments from Councilmember Steve Kemp: [00:38:32](#)

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Link to motion: [00:39:35](#)

**MOTION:**

A motion was made by Councilmember Hughes to approve Resolution No. 2024-003R to approve the designation and appointment of representatives to the Administrative Control Board of Washington County Special Service District No. 1 (Solid Waste District Administrative Control Board).

**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  
Councilmember Tanner – aye  
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

**APPOINT CITY OFFICERS/RESOLUTION:**

**Consider approval of Resolution No. 2024-004R appointing City Officers.**

BACKGROUND and RECOMMENDATION: Per City code, City Officers shall be appointed on or before the first Monday in February following a municipal election.

Link to presentation from City Manager John Willis, including comments from City Attorney Shawn Guzman and Mayor Randall: [00:40:14](#)

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Link to motion: [00:41:17](#)

**MOTION:**

A motion was made by Councilmember Larsen to approve Resolution No. 2024-004R appointing City Officers.

**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  
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

Link to comments from Councilmember Larsen: [00:41:40](#)

**PD AMENDMENT/ORDINANCE:**

**Consider approval of Ordinance No. 2024-002 amending the approved Viviano at Red Cliffs Planned Development Residential (PD-R) zone on approximately 48.59 acres, located east of 3000 east street and north of 1140 south for the purpose of redesigning the layout, approving building elevations and unit count for a project to be known as Viviano at Red Cliffs and amending the zoning on approximately 3.5 acres from PD-C (Planned Development Commercial) to PD-R (Planned Development Residential). Case No. 2023-PDA-023**

BACKGROUND and RECOMMENDATION: In 2021, The Park at Temple View PD project was first presented to the City Council. The project was a 268-unit subdivision with single-family, duplex, and townhome units. All units would be available for rent and the project was approved. On July 21, 2022, the applicant returned with an amended plan that addressed the traffic study and increased the units to 296. This amendment was also approved. Another two applications were made in 2022 and 2023 making minor adjustments and requesting additional units.

The City Council required the site to maintain the original number of units and architecture. The applicant is proposing 304 units. After a public hearing, the Planning Commission recommended approval of the application with conditions.

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**AND**

**PRELIMINARY PLAT:**

**Consider approval of a preliminary plat for the Viviano at Red Cliffs development, a 12-lot subdivision located east of 3000 East and north of 1140 South. Case No. 2023-PP-042**

BACKGROUND and RECOMMENDATION: The Viviano project has been under consideration and had various iterations over the course of the past two years. A plat was approved in 2022. This proposed revised plat includes the church lot on the southeast corner of the site and the commercial property adjacent to Merrill Rd. The Planning Commission held a public meeting to discuss the application and recommended approval with conditions.

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Link to presentation from Panner Dan Boles, including discussion between Assistant Public Works Director Wes Jenkins, Public Works Director Cameron Cutler, the City Council, and Mr. Boles: [00:42:20](#)

Link to motion: [00:58:18](#)

**MOTION:**

A motion was made by Councilmember Larkin to approve Ordinance No. 2024-002 amending the approved Viviano at Red Cliffs Planned Development Residential (PD-R) zone on approximately 48.59 acres, located east of 3000 east street and north of 1140 south for the purpose of redesigning the layout, approving building elevations and unit count (300) for a project to be known as Viviano at Red Cliffs and amending the zoning on approximately 3.5 acres from PD-C (Planned Development Commercial) to PD-R (Planned Development Residential), with the conditions from the Planning Commission as well as working with staff on the traffic signal as needed and share in the cost of a said traffic signal.

**SECOND:**

The motion was seconded by Councilmember Kemp.

**VOTE:**

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

Councilmember Hughes – aye  
Councilmember Larkin – aye  
Councilmember Larsen – aye  
Councilmember Tanner – aye  
Councilmember Kemp – aye



The vote was unanimous and the motion carried.

Link to motion: [00:59:52](#)

**MOTION:**

A motion was made by Councilmember Tanner to approve the preliminary plat for the Viviano at Red Cliffs development, a 12-lot subdivision located east of 3000 East and north of 1140 South.

**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  
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

**ZONE CHANGE/ORDINANCE:**

**Consider approval of Ordinance No. 2024-003 changing the zone from RE 12.5 (Residential Estates minimum lot size 12,500 sq. ft.) and OS (Open Space) to A-1 (Agriculture 1-acre minimum lot size) on approximately 1.6 acres located at the corner of Quarry Ridge Drive and Knolls Drive to develop a single-family residential lot to be known as the Lex Ence Property. Case No 2023-ZC-019**

BACKGROUND and RECOMMENDATION: This application is to change the Zone from RE 12.5 (Residential Estates 12,500 sq. ft. minimum lot size) and OS (Open Space) to A-1 (Agricultural 1acre sq. ft. minimum lot size) to build a single-family residence with an attached garage and a barn on the property. The property does sit in the floodway and floodplain so they will have to work with Public Works to meet any requirements that are needed to mitigate building in the floodway and floodplain. The zone change is consistent with other property in the area which allows animals and animal uses on property. The surrounding properties to the north, south, east, and west in the area are zoned Open Space, Agricultural and Residential Estates. Before the meeting there was one resident who submitted a letter in favor of the zone change. At their meeting held on December 12, 2023, the Planning Commission held a public hearing and recommended approval with a vote of 7-0 and no conditions.

Link to introduction from City Manager John Willis and presentation from Planner Mike Hadley: [01:00:36](#)

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Link to motion: [01:02:20](#)

**MOTION:**

A motion was made by Councilmember Larsen to approve Ordinance No. 2024-003 changing the zone from RE 12.5 (Residential Estates minimum lot size 12,500 sq. ft.) and OS (Open Space) to A-1 (Agriculture 1-acre minimum lot size) on approximately 1.6 acres located at the corner of Quarry Ridge Drive and Knolls Drive to develop a single-family residential lot to be known as the Lex Ence Property.

**SECOND:**

The motion was seconded by Councilmember Kemp.

**VOTE:**

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

Councilmember Hughes – aye  
Councilmember Larkin – aye  
Councilmember Larsen – aye  
Councilmember Tanner – aye  
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

**ZONE CHANGE/ORDINANCE:**

**Consider approval of Ordinance No. 2024-004 changing the zone from A-1 (Agriculture 1-acre minimum lot size) to R-1-10 (Single Family Residential 10.000 minimum sq. ft. lot size) on approximately 15.373 acres located at approximately at 2890 South Maple Crest Drive to develop 44 single family residential lots. Case No. 2023-ZC-017**

BACKGROUND and RECOMMENDATION: This application is to change the Zone from A-1 (Agriculture 1-acre minimum lot size) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to build 44 single family residential lots for a density of 2.86 units per acre. On December 2, 2021, the first phases 1 & 2 of Red Pine subdivision were approved by the City Council. On September 1, 2022, phases 3 & 4 of the Red Pine subdivision were approved by the City Council. This proposal is the next phases 5 & 6 of the Red Pine subdivision. Phases 1-4 of the Red Pine subdivision were approved with a minimum of 8,000 sq. ft. lots. The proposed minimum lot size for phases 5 & 6 is 10,000 sq. ft., which is a slight increase to a larger lot size. At their meeting held on December 12, 2023, the Planning Commission held a public hearing and recommended approval with a vote of 7-0.

Link to introduction from City Manager John Willis and presentation from Planner Mike Hadley, including discussion between the City Council and City Attorney Shawn Guzman: [01:03:07](#)

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Link to motion: [01:09:14](#)

**MOTION:**

A motion was made by Councilmember Larkin to approve Ordinance No. 2024-004 changing the zone from A-1 (Agriculture 1-acre minimum lot size)

to R-1-10 (Single Family Residential 10.000 minimum sq. ft. lot size) on approximately 15.373 acres located at approximately at 2890 South Maple Crest Drive to develop 44 single family residential lots.

**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 Larsen – aye  
Councilmember Tanner – aye  
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

**Consider approval of the preliminary plat for Sun River Commons lots 4a & 4b, a 2-lot subdivision to build a Les Schwab tire center in the Sun River Commons just off Pioneer Road. Case No. 2023-PP-043**

BACKGROUND and RECOMMENDATION: The applicant is proposing to build a Les Schwab tire center in Sun River Commons. At their meeting on November 28, 2023, the Planning Commission held a public meeting and tabled the item. On December 12, 2023 a public meeting was held and the Planning Commission recommended approval of the Sun River Commons lots 4a & 4b plat with a vote of 7-0 and no conditions.

Link to introduction from City Manager John Willis and presentation from Planner Mike Hadley: [01:09:52](#)

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Link to motion: [01:10:49](#)

**MOTION:**

A motion was made by Councilmember Tanner to approve the preliminary plat for Sun River Commons lots 4a & 4b, a 2-lot subdivision to build a Les Schwab tire center in the Sun River Commons just off Pioneer Road.

**SECOND:**

The motion was seconded by Councilmember Kemp.

**VOTE:**

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye  
Councilmember Larkin – aye  
Councilmember Larsen – aye  
Councilmember Tanner – aye  
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

**APPOINTMENTS:**

**Appointments to Boards and Commissions of the City.**

Link to Mayor Randall recommending the appointment of Councilmember Hughes as Mayor Pro Tem for 2024: [01:11:17](#)

Link to motion: [01:11:35](#)

**MOTION:**

A motion was made by Councilmember Kemp to appoint Councilmember Hughes as Mayor Pro Tem for 2024.

**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  
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

Link to Mayor Randall recommending the appointment of Jay Sandberg to the Mosquito Abatement Board, Councilmember Larsen and Councilmember Kemp to the Flood Control Board, Councilmember Kemp to the Shade Tree Board, and Councilmember Kemp to the Habitat Conservation Advisory Committee: [01:11:50](#)

Link to motion: [01:12:39](#)

**MOTION:**

A motion was made by Councilmember Hughes to appoint Jay Sandberg to the Mosquito Abatement Board, Councilmember Larsen and Councilmember Kemp to the Flood Control Board, Councilmember Kemp to the Shade Tree Board, and Councilmember Kemp to the Habitat Conservation Advisory Committee.

**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  
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

**REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:**

Link to reports from Councilmember Larsen: [01:13:00](#)

Link to reports from Councilmember Larkin: [01:13:44](#)

**ADJOURN TO A CLOSED MEETING:**

**Request a closed session to discuss character and professional competence or physical or mental health of an individual.**

Link to motion: [01:14:42](#)

**MOTION:**

A motion was made by Councilmember Kemp to adjourn to a closed meeting to discuss the character and professional competence or physical or mental health of an individual.

**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  
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

**ADJOURN:**

The meeting adjourned following the closed meeting.

/s/Annette Hansen

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Annette Hansen, Deputy City Recorder