

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
JUNE 13, 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 Ryan Dooley
City Recorder Christina Fernandez
Operations Director Marc Mortensen
Director of Golf Mike Jurca
Budget and Financial Planning Director Robert Myers
Assistant Public Works Director Wes Jenkins
Fire Marshall Brett Remund
Energy Services Director Bryan Dial
Community Development Director Carol Winner
Planner Dan Boles
Planner Mike Hadley**

OTHERS PRESENT:

**Applicant Glen Bingham
Applicant Adam Allen**

CALL TO ORDER:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Reverend Joyce De Toni Hill with Shepherd of the Hills United Methodist Church and The Pledge of Allegiance to the Flag was led by Councilmember Kemp.

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

Link to Operations Director Marc Mortensen introducing Mike Jurca, the new Director of Golf Operations: [00:01:48](#)

CONSENT CALENDAR:

- a. Consider approval of an Agreement with Peak Transit for a GPS Bus Tracking, Automated Passenger Counting, and Customer Service Mobile Ticketing App services.**

BACKGROUND and RECOMMENDATION: The City requested proposals from qualified contractors/vendor for services including GPS bus tracking, automated passenger counting, and customer service mobile ticketing software. Three proposals were received with one of those only providing services for the GPS bus tracking. The GPS bus tracking service, which also includes audible bus stop announcements, and the automated passenger

counting service are two categories that help the service comply with federal guidelines. The customer service ticketing app is targeted to provide a way for riders to purchase a tickets for the Zion Route service, but also will be used to purchase bus fares on the rest of the main transit system. The proposals were analyzed and compared for the services being provided, costs of equipment, and annual fees. It is recommended to enter into an agreement with Peak Transit to provide services as follows: 1) GPS Bus Tracking: Equipment & Hardware - \$115,950, Annual Subscription - \$19,650; 2) Automatic Passenger Counting: Equipment & Hardware - \$75,750, Annual Subscription - \$1,800; and 3) Customer Service Mobile Ticketing App: Setup & Deployment - \$11,328, Annual Subscription - \$11,484. It is anticipated that the annual subscription would be continued for the next three years with options to renew the subscription annually.

b. Consider approval of the 9th Amendment to the Jviation Agreement dated September 23, 2021.

BACKGROUND and RECOMMENDATION: This project is for AIP Project No. 3-49-0060-048-2024 Reconstruct Taxiway A and A2 - Design. An application for this project has been submitted. This grant has not yet been received. Staff recommends approval.

c. Consider approval of the minutes from the meetings held on April 25, 2024; May 2, 2024; May 9, 2024; May 16, 2024 (work meeting); May 16, 2024 (regular meeting); May 23, 2024 (work meeting); and May 23, 2024 (regular meeting).

Link to presentation from City Manager John Willis, including a correction to item 1b: [00:03:54](#)

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Link to motion: [00:04:33](#)

MOTION:

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

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a vote, as follows:

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/FISCAL YEAR 2024-25 BUDGET:

Public hearing to receive input on the Fiscal Year 2024-25 Budget.

BACKGROUND and RECOMMENDATION: State Law requires the City to hold a public hearing to receive citizen input prior to final adoption of the budget which must occur before June 30th each year. This year the City will hold two public hearings to gather citizen input on the FY 2024-25 Budget. Tonight's item will be this year's first public hearing with the second public hearing planned to be held on June 20, 2024. Final adoption of the FY 2024-25 Budget is planned for on June 20, 2024 following the second public hearing. A copy of the FY 2024-25 Budget was presented to the City Council during the May 2nd City Council meeting and has been publicly available on the city's website and in the City Recorder's Office since that time. Staff recommends holding a public hearing to receive input on the Fiscal Year 2024-25 Budget.

Link to introduction from City Manager John Willis and presentation from Budget and Financial Planning Director Robert Myers, including comments from Mayor Randall and the City Council: [00:04:56](#)

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Link to public hearing, including comments from resident True Love (Taylor Alan Cluff Parr): [00:20:45](#)

Link to Mayor Randall closing the public hearing: [00:26:32](#)

PUBLIC HEARING/VACATE A PORTION OF 250 WEST STREET/ORDINANCE:

Public hearing and consideration of Ordinance No. 2024-030 vacating a portion of 250 West Street located between approximately 850 South and 900 South Street.

BACKGROUND and RECOMMENDATION: This roadway was dedicated to the City as a public street with the recordation of the 1948 Addition to Worthen Subdivision. The Joint Utilities Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: [00:26:42](#)

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Link to public hearing; no comments were made: [00:28:29](#)

Link to motion: [00:28:49](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2024-030 vacating a portion of 250 West Street located between approximately 850 South and 900 South Street.

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.

PUBLIC HEARING/VACATE EASEMENT/ORDINANCE:

Public hearing and consideration of Ordinance No. 2024-031 vacating a portion of a public utility and drainage easement located along the northwesterly lot line of Lot 38, Anasazi Ridge at Entrada Phase 3.

BACKGROUND and RECOMMENDATION: The subdivision plat for Lot 38, Anasazi Ridge at Entrada Phase 3 was approved by City Council on the 20th day of January, 2011 and recorded in the Office of the Washington County Recorder's Office on the 10th day of February, 2011. The Joint Utilities Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: [00:29:23](#)

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Link to public hearing, including comments from residents Paul Klein, Kristy Klein, and discussion between the City Council, Mr. Klein, and Mr. Jenkins: [00:30:22](#)

Link to Mayor Randall closing the public hearing: [00:38:20](#)

Link to comments from the City Council, City Attorney Ryan Dooley, and Mr. Jenkins: [00:38:20](#)

Link to comments from Councilmember Larkin and motion: [00:40:51](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2024-031 vacating a portion of a public utility and drainage easement located along the northwesterly lot line of Lot 38, Anasazi Ridge at Entrada Phase 3.

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.

PUBLIC HEARING/VACATE EASEMENT/ORDINANCE:

Public hearing and consideration of Ordinance No. 2024-032 vacating a portion of a public utility easement located west of Lot 1, Morwood Subdivision.

BACKGROUND and RECOMMENDATION: This subdivision plat was approved by City Council on the 4th day of August 1994 and recorded in the Office of the Washington County Recorder on the 15th day of November 1994. The parcel number is SG-6-2-23-1128. The Joint Utilities Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: [00:41:54](#)

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Link to public hearing, including comments from resident Jerry Alldredge, Mayor Randall, applicant Glen Bingham, and Mr. Jenkins: [00:43:10](#)

Link to Mayor Randall closing the public hearing: [00:47:25](#)

Link to discussion between the City Council, City Manager John Willis, City Attorney Ryan Dooley, Mayor Randall, applicant Glen Bingham, and Mr. Jenkins: [00:47:33](#)

Link to motion: [00:54:36](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2024-032 vacating a portion of a public utility easement located west of Lot 1, Morwood Subdivision.

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 – nay
Councilmember Tanner – aye
Councilmember Kemp – nay

The motion carried.

**AMEND PROHIBITED USE OF IGNITION SOURCES/FIREWORKS MAP/ORDINANCE:
Consider approval of Ordinance No. 2024-033 amending the prohibited use
of ignition sources/fireworks map.**

BACKGROUND and RECOMMENDATION: The Fire Department has identified areas around the City which are susceptible to fire hazards. Those areas have been mapped and are hereby submitted to the Council for restriction of fireworks and other ignition sources. The map also identifies public parks that are approved for personal firework use. Staff recommends approval of the ordinance approving the updated map.

Link to introduction from City Manager John Willis and presentation from Fire Marshall Brett Remund, including discussion between Mayor Randall, City Manager John Willis, and Fire Marshall Remund: [00:55:19](#)

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Link to motion: [00:59:22](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2024-033 amending the prohibited use of ignition sources/fireworks map.

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.

**AUTHORIZE TAX CERTIFICATE AND AGREEMENT WITH UAMPS/RESOLUTION:
Consider approval of Resolution No. 2024-018R authorizing a Tax Certificate
and Agreement for UAMPS' Firm Power Supply Project and related matters.**

BACKGROUND and RECOMMENDATION: The City of St. George is participating in two solar projects with UAMPS, Red Mesa & Steel Solar, which now have the opportunity to receive a reduction in energy costs with a prepay agreement. UAMPS, in collaboration with the Southeast Energy Authority and J. Aron & Company, is leveraging tax-exempt bonds to prepay for electricity, resulting in energy cost savings for their members over a 30-year term. These prepay transactions exploit the cost differential between the tax-exempt issuer's funds and the taxable supplier's funds, resulting in an initial energy discount of at least 8%. UAMPS will assign its existing electricity purchase agreements into this prepay arrangement, ensuring that the discounted energy serves their members' retail customers. UAMPS has already

integrated the Nebo Power Plant agreement and seeks to include additional PPAs, including the above-mentioned solar projects, allowing operational flexibility.

Link to introduction from City Manager John Willis and presentation from Energy Services Director Bryan Dial, including discussion between the City Council, and Mr. Dial: [01:00:00](#)

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Link to motion: [01:01:48](#)

MOTION:

A motion was made by Councilmember Larsen to approve Resolution No. 2024-018R authorizing a Tax Certificate and Agreement for UAMPS' Firm Power Supply Project and related matters.

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. 2024-034 amending the city zoning map by amending the zone from A-20 (Agriculture, 20 acres per lot) and A-1 (Agriculture, 1 acre per lot) to PD-R (Planned Development Residential) on approximately 64.83 acres generally located east of Little Valley Road, between 2450 South and Seegmiller Drive, with conditions from Planning Commission. (Case No 2024-ZC-001)

BACKGROUND and RECOMMENDATION: The applicant is proposing PD-R (Planned Development Residential) zoning for the purpose of allowing a 262-unit single-family development to be known as Suniva. The subject property is currently zoned A-20 and A-1, both of which are agricultural zoning designations. Over the years, portions of the property have been used to raise crops and portions have been grazed by animals and it has been used for general agricultural activities. The applicant now desires to construct 262 homes on the property. The Planning Commission held a public hearing on May 14, 2024 to receive input on the proposed subdivision. A single comment was made at the meeting. The Planning Commission forwarded a positive recommendation to the City Council with a 7-0 vote.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between the City Council, Assistant Public Works Director Wes Jenkins, applicant Adam Allen, and Mr. Boles: [01:02:21](#)

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Link to comments from Councilmember Kemp and motion: [01:13:45](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2024-034 amending the city zoning map by amending the zone from A-20 (Agriculture, 20 acres per lot) and A-1 (Agriculture, 1 acre per lot) to PD-R (Planned Development Residential) on approximately 64.83 acres generally located east of Little Valley Road, between 2450 South and Seegmiller Drive, with conditions from 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 – abstain
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The motion carried.

AMEND CITY CODE/ORDINANCE:

Consider approval of Ordinance No. 2024-035 amending Title 10-10-1, Airport Vicinity Zones, of the City Code, to add various permitted uses associated with movie studios to the C-RM (Mixed-use Commercial) and the ASBP (Airport Supporting Business Park) zones. (Case No. 2024-ZRA-009)

BACKGROUND and RECOMMENDATION: In 2024 (Case No. 2024-GPA-007) the City Council reviewed a General Plan Amendment for the Territory Studios and approved a Commercial area on 115 acres. This area is part of the Desert Canyons Master Plan. The applicant is requesting that the proposed uses be added to the C-RM (Mixed Use Commercial) and ASBP (Airport Supporting Business Park) use table under airport vicinity zones. The Planning Commission forwarded a positive recommendation to the City Council with a 7-0 vote.

Link to introduction from City Manager John Willis and presentation from Planner Mike Hadley: [01:15:08](#)

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Link to motion: [01:16:30](#)

MOTION:

A motion was made by Councilmember Larsen to approve Ordinance No. 2024-035 amending Title 10-10-1, Airport Vicinity Zones, of the City Code, to add various permitted uses associated with movie studios to the C-RM (Mixed-use Commercial) and the ASBP (Airport Supporting Business Park) zones.

SECOND:

The motion was seconded by Councilmember Hughes.

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. 2024-036 amending the city zoning map from PD-R (Planned Development Residential) to C-RM (Mixed Use Commercial) on approximately 50.8 acres generally located southeast off exit 7 along Southern Parkway and northeast of Airport Road, with conditions from Planning Commission. (Case No. 2024-ZC-002)

BACKGROUND and RECOMMENDATION: In 2024 (Case No. 2024-GPA-007) the City Council reviewed a General Plan Amendment for the Territory Studios and approved a Commercial area on 115 acres. This is the next step for the Territory Studios property to rezone a portion currently zoned PD-R (Planned Development Residential) to the C-RM (Commercial Mixed Use). The applicant is proposing to zone change a portion of the proposed larger project site from PD-R (Planned Development Residential) to C-RM (Mixed Use Commercial). There is 50.8 acres of the overall 115 acres in the project that is proposed to be rezoned. With the rezone the entire project area will be zoned with the C-RM (Mixed Use Commercial) designation. The rezone is in anticipation of movie studio facility to be developed. The Planning Commission forwarded a positive recommendation to the City Council with a 7-0 vote.

Link to introduction from City Manager John Willis and presentation from Planner Mike Hadley, including discussion between the City Council and Mr. Hadley: [01:17:12](#)

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

MOTION:

A motion was made by Councilmember Tanner to approve Ordinance No. 2024-036 amending the city zoning map from PD-R (Planned Development

Residential) to C-RM (Mixed Use Commercial) on approximately 50.8 acres generally located southeast off exit 7 along Southern Parkway and northeast of Airport Road, with conditions from Planning Commission.

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.

APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY:

No appointments were made.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Councilmember Tanner: [01:20:50](#)

Link to reports from Councilmember Larkin: [01:21:10](#)

Link to reports from Mayor Randall: [01:21:43](#)

Link to reports from Councilmember Larsen: [01:22:49](#)

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.

Link to motion: [01:23:20](#)

MOTION:

A motion was made by Councilmember Larsen to discuss litigation and the character and professional competence or physical or mental health of an individual.

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

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Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

The meeting adjourned following the closed meeting.

/s/Christina Fernandez

Christina Fernandez, City Recorder