

**ST. GEORGE CITY COUNCIL MINUTES  
REGULAR MEETING  
AUGUST 17, 2023 5:00 P.M.  
CITY COUNCIL CHAMBERS**

**PRESENT:**

**Mayor Michele Randall  
Councilmember Jimmie Hughes  
Councilmember Dannielle Larkin  
Councilmember Gregg McArthur  
Councilmember Natalie Larsen  
Councilmember Michelle Tanner**

**STAFF MEMBERS PRESENT:**

**City Manager John Willis  
City Attorney Tani Downing  
City Recorder Christina Fernandez  
Communications and Marketing Director David Cordero  
Government Affairs Director Shawn Guzman  
Fire Chief Robert Stoker  
Airport Manager Rich Stehmeier  
Planner Dan Boles  
Planner Mike Hadley  
Assistant Public Works Director Wes Jenkins  
Planner Carol Winner**

**OTHERS PRESENT:**

**Marcie Gray  
Members of the Elks Club  
Committee Members for the 9/11 Commemorative Event  
Applicant Ryan Thomas**

**CALL TO ORDER, INVOCATION AND FLAG SALUTE:**

Mayor Randall called the meeting to order and welcomed all in attendance. The invocation was offered by Pastor Greg Wright with the Westside Baptist Church and The Pledge of Allegiance to the Flag was led by Councilmember Tanner.

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

Link to City Manager John Willis introducing the new Economic Development Director Chad Thomas and Mr. Thomas providing a brief background, including comments from the City Council: [00:01:58](#)

**MAYOR'S RECOGNITIONS AND UPDATES:**

**Read a Proclamation proclaiming September 21, 2023 as Recovery Day.**

Link to Mayor Randall reading a proclamation proclaiming September 21, 2023 as Recovery Day, the proclamation was received by Marcie Gray: [00:04:22](#)

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**Read a Proclamation proclaiming September 10-16, 2023 as National Patriotism Week.**

Link to Councilmember Hughes reading a proclamation proclaiming September 10-16, 2023 as National Patriotism Week, the proclamation was received by members of the Elks Club: [00:06:55](#)

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Link to Communications and Marketing Director David Cordero and Government Affairs Director Shawn Guzman speaking about details for the 9/11 Commemoration Event: [00:09:50](#)

Link to comments from Councilmember Larkin and her speaking about an award that the City recently received from the Governor's Office of Economic Opportunity: [00:18:35](#)

Link to comments from City Manager John Willis regarding pulling item 3 from tonight's agenda: [00:21:50](#)

**CONSENT CALENDAR:**

- a. Consider approval to award bid to Circle D Enterprises/Empire Waste Services for portable toilets and dumpsters for the St. George Marathon.**

BACKGROUND and RECOMMENDATION: This was a formal bid process in order to establish a contract to provide dumpsters and portable toilets for the St. George Marathon. Two companies submitted proposals. Staff recommends awarding the bid to Circle D Enterprises/Empire Waste in the amount of \$57,152.

- b. Consider approval to purchase two fire engine/pumpers from Pierce Manufacturing/Siddons-Martin Emergency Group utilizing the Sourcewell National Purchasing Contract.**

BACKGROUND and RECOMMENDATION: This purchase is for fire apparatus needed for new stations and replacement. Staff recommends the purchase of the trucks from Pierce Manufacturing/Siddons-Martin Emergency Group in the amount of \$2,156,549.98.

- c. Consider the approval to purchase Self Contained Breathing Apparatus (SCBA) and related equipment from LN Curtis utilizing National Purchasing contract/sole source.**

BACKGROUND and RECOMMENDATION: This purchase is part of the Fire Department's ongoing effort for replacement of Self-Contained Breathing Apparatus (SCBA) to replace older existing units on fire apparatus that have become obsolete along with the Honeywell SCBAs that have been discontinued. Staff recommends the purchase of SCBAs in the amount of \$204,382.06.

- d. Consider approval of a sole source purchase for 138 kV breakers for the Green Valley Sub Ring Bus.**

BACKGROUND and RECOMMENDATION: This request is for a sole source purchase from Siemens Energy as they are the only manufacturer of equipment compatible with the existing system. Staff recommends purchasing the breakers from Siemens Energy Inc in the amount of \$196,050.

**e. Consider approval of a contract with Specialty Applicators, LLC for seal coat for various streets within the City of St. George.**

BACKGROUND and RECOMMENDATION: This is a sole source contract. This product (GSB-Friction Seal) will be used on Indian Hills Drive, 1000 East, and Tuweap Drive. The product has been used for the past few years selectively on other City streets with excellent results. Staff recommends approving the contract int the amount of \$174,685.

**f. Consider approval of the grant offer for AIP #3-49-0060-045-2023 to reconstruct and expand the terminal apron at the St. George Regional Airport.**

BACKGROUND and RECOMMENDATION: The grant for Reconstruction and Expansion of Terminal Apron was applied for on March 6, 2023 and amended on August 9, 2023 to increase the amount from \$13,453,000 to \$15,960,275 due to increased construction costs. The final grant agreement/document will be received from the FAA at the end of August 2023 and the grant agreement must be approved, signed, and returned to the FAA no later than September 14, 2023 in order to secure the airport grant. Staff recommends approval of this draft grant agreement contingent on final legal approval once the official document is received.

**g. Consider approval of a Reimbursement Agreement between St. George City and Joule Plaza, LLC for installation of storm drain improvements and roadway improvements along Tabernacle Drive from 200 West to 300 West.**

BACKGROUND and RECOMMENDATION: Off-site runoff from Tabernacle Street has flooded the ground floor of Joule Plaza and the parking lot of Courthouse Corner. There is no storm drain in Tabernacle Street between 200 West and 300 West. Staff recommends approving the agreement in the amount of \$141,922.25.

**h. Consider approval to continue to waive fees for the Bloomington Community Picnic organized by The Church of Jesus Christ of Latter-day Saints Bloomington Stake on September 26, 2023 at Bloomington Park.**

BACKGROUND and RECOMMENDATION: This is an annual event that the community of Bloomington has held for many years. There will be a BBQ and activities free for the public. The fee waiver includes: 1) Special Event fee (\$150); and 2) Park Reservation fee (\$400). Staff recommends approval.

**i. Consider approval for the Lion's Dixie Round-Up Rodeo to have a Beer Garden during their event September 14, 15, 16, 2023 at the Dixie Sun Bowl.**

BACKGROUND and RECOMMENDATION: This is the 3rd year the Lion's Club would like to hold a Beer Garden as part of their event in a fenced off, secured area. Staff recommends approval with the condition that the applicant obtain insurance with the correct endorsements prior to the event.

**j. Consider approval of the continued sponsorship of the Lion's Dixie Round Up Rodeo organized by the St George Lions Club on September 14, 15, 16, 2023 at the Dixie Sun Bowl.**

BACKGROUND and RECOMMENDATION: This annual event held at the Dixie Sun Bowl includes evening rodeos Thursday-Saturday from 7:00-11:00pm, a parade on Saturday at 9:00am. The sponsorship request includes fee waivers of the following: 1) Special Event Permit fee (\$150/day), 2) Sublicense fees; 3) Annual Alcohol permit fee (\$500); 4) Local Consent fee (\$50); 5) Encroachment fees; 6) Security fees; 7) Water hydrant fee ; and 8) Deposit application fee. Staff recommends approval with the conditions that the Special Event Application, Encroachment permit Application, Parade Application, and DABS Single Event Permits are approved prior to event date.

**k. Consider approval to continue sponsorship of the annual Juan Festival event organized by Canyon Media on October 14, 2023 at Vernon Worthen Park.**

BACKGROUND and RECOMMENDATION: This event started in 2017. The sponsorship includes: 1) Fee waiver for the Special Event Permit fee (\$150/day); 2) Fee waiver for the park reservation (\$400/day); 3) Setup big stage; 4) Extra trash cans and liners; 5) Firetruck and flag on display (\$210/hour); and 6) St. George Police to provide a booth for interaction with public. Staff recommends approval.

**I. Consider approval of the minutes from the meetings held on July 6, 2023; July 13, 2023; August 3, 2023 (Work); and August 3, 2023 (Regular).**

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

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Link to motion: [00:22:40](#)

**MOTION:**

A motion was made by Councilmember Larsen to remove items b, c, and f for further discussion.

**SECOND:**

The motion was seconded by Councilmember McArthur.

**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 motion: [00:23:20](#)

**MOTION:**

A motion was made by Councilmember McArthur to approve the consent calendar without items b, c, and f.

**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 discussion between the City Council and Fire Chief Robert Stoker regarding items b and c: [00:23:35](#)

Link to discussion between the City Council, Budget and Financial Planning Director Robert Myers, and Airport Manager Rich Stehmeier regarding item f: [00:36:00](#)

Link to motion: [00:38:27](#)

**MOTION:**

A motion was made by Councilmember Larsen to approve items b, c, and f.

**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.

**PRELIMINARY PLAT:**

**Consider approval of the preliminary plat for the Desert Color Substation, a single lot subdivision on approximately 4.63 acres located to the west of Sage Haven Phase 8 at the end of Katydid Court. Case No. 2023-PP-025**

BACKGROUND and RECOMMENDATION: The applicant would like to create a lot for a future power substation. At their meeting held on July 25, 2023, the Planning Commission recommended approval with a vote of 5-0.

Link to presentation from Planner Dan Boles: [00:38:41](#)

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Link to motion: [00:40:43](#)

**MOTION:**

A motion was made by Councilmember Larkin to approve the preliminary plat for the Desert Color Substation, a single lot subdivision on approximately 4.63 acres located to the west of Sage Haven Phase 8 at the end of Katydid Court.

**SECOND:**

The motion was seconded by Councilmember Hughes.

**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.

**ZONE CHANGE/ORDINANCE:**

**Consider approval of Ordinance No. 2023-012 changing the zone from M & G (Mining & Grazing) to PD-C (Planned Development Commercial) on approximately 13.385 acres located approximately at 2050 West Chandler Drive to allow the development of 23 hobby garages and 99 short-term RV resort sites on the property, with conditions of the Planning Commission. Case No. 2023-ZC-007**

BACKGROUND and RECOMMENDATION: In 2022 (Case No. 2022-GPA-003) the City Council reviewed a General Plan Amendment for the Tonaquint Commercial and approved a Commercial area on 13.734 acres. In October 2022 (Case No. 2022-ZRA-003), there was a zoning regulation amendment for hobby garages approved as a permitted with standards. The intent at the time of the ZRA was to provide standards for hobby garages. The applicant worked with city staff to provide feedback on the permitted standards for hobby garages and is now coming back with

the zone change for hobby garages and RV Resort short term rental on this property. This zone change proposal is for 23 hobby garage units on 3.117 acres and Short-Term RV Resort with 99 total sites on 10.263 acres. The RV Resort will include 65 pull through RV sites, 20 back in sites, and 14 camping sites. The proposal includes a 2,200 sq. ft. building to check in lobby, office, game room, showers, laundry, and pet bathing area. At their meeting held on July 11, 2023, the Planning Commission held a public hearing and recommended approval with a vote of 5-1 with conditions.

Link to presentation from Planner Mike Hadley, including discussion between the City Council, applicant Ryan Thomas, City Manager John Willis, Assistant Public Works Director Wes Jenkins, and Mr. Hadley: [00:41:07](#)

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Link to motion: [00:51:14](#)

**MOTION:**

A motion was made by Councilmember Larkin to approve Ordinance No. 2023-012 changing the zone from M & G (Mining & Grazing) to PD-C (Planned Development Commercial) on approximately 13.385 acres, with the conditions of the Planning Commission as follows: 1) a 6'4" solid fence shall be erected along all sides and rear property line located adjacent to any use for the RV Resort site; 2) dedicate 60' public road and at least 32' of pavement with curb and gutter with the plat; and 3) the northern portion (hobby garages) cannot be developed until all the land in Area 6 (Tortoise Reserve) is adjusted and the portion encroaching is taken out of Area 6.

**SECOND:**

The motion was seconded by Councilmember McArthur.

**VOTE:**

Mayor Randall called for a roll call 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.

**PD AMENDMENT/ORDINANCE:**

**Consider approval of Ordinance No. 2023-013 amending an approved PD-C (Planned Development Commercial) on approximately 4.06 acres, located at Dixie Downs Rd and Snow Canyon Pkwy for the purpose of building three professional office buildings for a project to be known as Precision Professional Plaza, with conditions from the Planning Commission. Case No. 2023-PDA-010**

**BACKGROUND and RECOMMENDATION:** On May 6, 2004, the proposed property was approved as the Estrella PD-C (Planned Development Commercial) on the east side

of Snow Canyon Pkwy and Dixie Drive. The approved uses were those in the C-2 commercial zone. In 2018 there was an application submitted for a zone change on the proposed property. The application was withdrawn at the time because the property was not owned by the applicant. The applicant has since purchased the property and is now requesting the zone change amendment to develop the property. At their meeting held on July 11, 2023, the Planning Commission held a public hearing and recommended approval, with conditions, with a vote of 6-0.

Link to presentation from Planner Mike Hadley, including discussion between the City Council and Mr. Hadley: [00:52:20](#)

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Link to motion: [00:55:36](#)

**MOTION:**

A motion was made by Councilmember Hughes to approve Ordinance No. 2023-013 amending an approved PD-C (Planned Development Commercial) on approximately 4.06 acres, located at Dixie Downs Rd and Snow Canyon Pkwy for the purpose of building three professional office buildings for a project to be known as Precision Professional Plaza, with conditions from the Planning Commission.

**SECOND:**

The motion was seconded by Councilmember Larsen.

**VOTE:**

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

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

The vote was unanimous and the motion carried.

**PD AMENDMENT/ORDINANCE:**

**Consider approval of Ordinance No. 2023-014 amending an approved PD-C (Planned Development Commercial) on approximately .86 acres, located on the southeast corner of River Road and George Washington Boulevard for the purpose of adding a 5,230 square foot restaurant for a project to be known as McDonald's, with a condition from the Planning Commission. Case No. 2023-PDA-011**

**BACKGROUND and RECOMMENDATION:** This lot is a part of the River Crossing Planned Development. In 2016, The Boulder Creek Commons Planned Development was established with a general layout of the property and a use list (2015-ZC-035). Then in 2021, the name of this development name was changed to River Crossing and a conceptual site plan was approved. Prior to 2020, there was a limit of three drive-thrus allowed in this development; however, in 2020, that limit was removed,

and drive-thru standards were created and approved for this specific development. At their meeting held on July 25, 2023, the Planning Commission held a public hearing and recommended approval of this item with one condition, with a vote of 6-0 vote.

Link to presentation from Planner Carol Winner: [00:56:20](#)

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Link to motion: [01:02:05](#)

**MOTION:**

A motion was made by Councilmember Hughes to approve Ordinance No. 2023-014 amending an approved PD-C (Planned Development Commercial) on approximately .86 acres, located on the southeast corner of River Road and George Washington Boulevard for the purpose of adding a 5,230 square foot restaurant for a project to be known as McDonald's, with a condition from the Planning Commission.

**SECOND:**

The motion was seconded by Councilmember Larsen.

**VOTE:**

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

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

The vote was unanimous and the motion carried.

**APPOINTMENTS:**

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

No appointments were made.

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

Link to reports from Councilmember Larkin: [01:02:50](#)

Link to reports from Councilmember Hughes: [01:03:30](#)

Link to reports from Councilmember McArthur: [01:04:10](#)

Link to reports from Councilmember Larsen: [01:04:56](#)

Link to reports from Councilmember Tanner: [01:06:20](#)

**ADJOURN TO A CLOSED SESSION:**

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

A closed meeting was not held.

**ADJOURN:**

Link to motion: [01:07:06](#)

**MOTION:**

A motion was made by Councilmember McArthur to adjourn and reconvene into the work meeting.

**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

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Christina Fernandez, City Recorder