

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
FEBRUARY 1, 2024 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Pro Tem Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp**

EXCUSED:

Mayor Michele Randall

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Shawn Guzman
City Recorder Christina Fernandez
Water Services Director Scott Taylor
Budget and Financial Planning Director Robert Myers
Emergency Communications Manager Justin Grenier
Parks and Community Services Director Shane Moore
Airport Manager Rich Stehmeier
Administrative Services Director Trevor Coombs
Community Development Director Carol Winner
Planner Mike Hadley
Planner Brenda Hatch
Assistant Public Works Director Wes Jenkins**

CALL TO ORDER:

Mayor Pro Tem Hughes called the meeting to order and welcomed all in attendance. An invocation was offered by Reverend Buddy Herrington with the Shepherd of the Hills United Methodist Church and The Pledge of Allegiance to the Flag was led by Councilmember Larsen.

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

MAYOR'S RECOGNITIONS AND UPDATES:

None were given.

COMMENTS FROM THE PUBLIC:

Link to introduction from Mayor Pro Tem Hughes: [00:06:17](#)

Link to comments from resident True (Taylor Cluff-Parr): [00:06:35](#)

CONSENT CALENDAR:

- a. Consider approval of a request to waive fees for the St. George Kiwanis Club Easter Egg Hunt on Saturday, March 30, 2024 at Vernon Worthen Park.**

BACKGROUND and RECOMMENDATION: The St George Kiwanis Club has held an Easter Egg Hunt at Vernon Worthen Park since approximately 1958. It is held the

Saturday before Easter and will take place on March 30, 2024. There is no charge for children to attend and participate. The request is as follows: 1)Waive the Special Event Application fee (\$150); and 2)Park reservation fee waived (\$400). Staff recommends approval.

b. Consider approval of an Independent Contractor Agreement with Amusement Restoration Companies (ARC) for the City Pool Hydro Tube Slide Resurfacing.

BACKGROUND and RECOMMENDATION: Each year after the swim season is complete, city staff conducts an inspection of the hydro tube at the City Pool to determine the safety and status of the slide. Upon completion of last year's inspection, staff recommended a complete slide resurfacing to maintain the safety and longevity of the slide. Staff recommends approval.

c. Consider approval of a Planning Principal Forgiveness Agreement for Lead Service Line Inventory with the Drinking Water State Revolving Fund.

BACKGROUND and RECOMMENDATION: The EPA is requiring all municipalities to conduct an inventory of all water service lines throughout the distribution system to determine if any of the service lines are made of lead material. The Water Services Department has applied for and has been granted a Principal Forgiveness loan/grant to assist in our efforts of conducting the inventory. Staff recommends approval.

d. Consider approval of a Deferred Sewer Connection Cost Agreement with various residents in the area of 750 North 2450 East.

BACKGROUND and RECOMMENDATION: There are a few areas within the City that are not currently connected to the sewer collection system but are on individual septic systems. These areas are generally areas that were originally within unincorporated areas of the county, that have since annexed into the City. The City ordinances require that when an individual septic system fails, the property owner must connect to the City sewer collection system if the collection system is within 300 feet of the property. Each year, the Water Services Department budgets some monies to assist residents extend the City sewer collection system to their property if their septic system fails and they are further than 300 feet from the nearest sewer line. Staff recommends approval.

e. Consider approval to enter into an Agreement to Purchase Real Property with St. George 730, LLC.

BACKGROUND and RECOMMENDATION: The Water Services Department desires to purchase lot 106 in the Cecita Crest Subdivision. The lot was appraised at \$300,000. Staff recommends approval.

- f. Consider approval of the minutes from the meetings held on January 2, 2024; January 4, 2024; January 11, 2024; January 18, 2024; January 23, 2024; and January 25, 2024.**

Link to presentation from City Manager John Willis: [00:10:55](#)

[Agenda Packet \[Page 5\]](#)

Link to motion: [00:11:17](#)

MOTION:

A motion was made by Councilmember Larkin to approve the consent calendar as presented with the removal of item d.

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

Mayor Pro Tem Hughes 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 discussion between the City Council and Water Services Director Scott Taylor regarding item d: [00:11:56](#)

Link to motion: [00:14:17](#)

MOTION:

A motion was made by Councilmember Larkin to approve item d on the consent calendar.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Pro Tem Hughes 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/AMEND FISCAL YEAR 2023-24 BUDGET/RESOLUTION:

Public hearing and consideration of Resolution No. 2024-006R to review and approve amendments to the Fiscal Year 2023-24 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.

Link to introduction from City Manager John Willis and presentation from Budget and Financial Planning Director Robert Myers, including discussion between the City Council, City Manager John Willis, Emergency Communications Manager Justin Grenier, City Attorney Shawn Guzman, Parks and Community Services Director Shane Moore, Airport Manager Rich Stehmeier, Mayor Pro Tem Hughes, and Mr. Myers: [00:14:35](#)

[Agenda Packet \[Page 81\]](#)

Link to public hearing, no comments were given: [00:35:45](#)

Link to motion: [00:36:15](#)

MOTION:

A motion was made by Councilmember Kemp to approve Resolution No. 2024-006R to review and approve amendments to the Fiscal Year 2023-24 Budget.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Pro Tem Hughes 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.

UPDATE UTILITY BILLING POLICY NO. 10.87:

Consider approval to update the utility billing policy number 10.87.

BACKGROUND and RECOMMENDATION: Update the Billing Policy 10.87 regarding Delinquent Accounts, Deposit language, and schedule attachment A to point to the City's Master Fee Schedule. Utility Billing Policy 10.87 stipulates that an unpaid bill may become delinquent after a two-month period, at which point the shutoff process is initiated. A proposed amendment aims to streamline the shutoff notification process by reducing it to after one month. The first overdue bill triggers a Shutoff

Status Notice, alerting the customer to the impending consequences. Should the bill remain unpaid, a subsequent Shutoff Notice is issued, specifying the date of service disconnection if the outstanding balance is not settled promptly. This modification seeks to enhance efficiency in communication and ensure timely resolution of outstanding payments. Staff recommends approval.

Link to introduction from City Manager John Willis and presentation from Administrative Services Director Trevor Coombs, including discussion between Mayor Pro Tem Hughes, the City Council, and Mr. Coombs: [00:37:13](#)

[Agenda Packet \[Page 86\]](#)

Link to motion: [00:46:25](#)

MOTION:

A motion was made by Councilmember Larkin to approve the update to utility billing policy number 10.87.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

Mayor Pro Tem Hughes 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.

AMEND GENERAL PLAN/ORDINANCE:

Consider approval of Ordinance No. 2024-007 changing the general plan future land-use map from LDR (Low Density Residential) to COM (Commercial) on approximately 3.18 acres located at 1650 Snow Canyon Parkway for a project to be known as Snow Canyon Parkway. Case No. 2024-GPA-001

BACKGROUND and RECOMMENDATION: The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size). This application is to change the General Plan from LDR (Low Density Residential) to COM (Commercial) to develop the property with the Commercial designation. The applicant is not sure at this time what exactly they are wanting to do on the property. The piece of property is a challenging piece with a drainage channel and a good amount of slope to the property. The applicant has mentioned possibly professional office or medical buildings. At their meeting on January 9, 2024, the Planning Commission held a public meeting and recommended approval with no conditions with a vote of 6-1.

Link to introduction from City Manager John Willis and presentation from Planner Mike Hadley, including discussion between the City Council, and Mr. Hadley:
[00:47:00](#)

[Agenda Packet \[Page 108\]](#)

Link to motion: [00:50:31](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2024-007 changing the general plan future land-use map from LDR (Low Density Residential) to COM (Commercial) on approximately 3.18 acres located at 1650 Snow Canyon Parkway for a project to be known as Snow Canyon Parkway.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Pro Tem Hughes 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.

AMEND GENERAL PLAN/ORDINANCE:

Consider approval of Ordinance No. 2024-008 amending the city general plan future land-use map from LDR (Low Density Residential) to COM (Commercial) on approximately 1.22 acres located on the northwest corner of Sugar Leo Drive and Pioneer Road for a project to be known as the Manning Property for Dixie Power. Case No. 2024-GPA-002

BACKGROUND and RECOMMENDATION: This General Plan amendment is for land located on the northwest corner of Sugar Leo Road and Pioneer Road. The property is lot 58 of the Bloomington Ranches Subdivision Phase 1, which was recorded in 1968 prior to Bloomington's annexation in 1982. The Planning Commission held a public hearing on January 9, 2024 and recommended approval of the application with a 7-0 vote.

Link to introduction from City Manager John Willis and presentation from Planner Brenda Hatch: [00:51:28](#)

[Agenda Packet \[Page 120\]](#)

Link to motion: [00:53:12](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2024-008 amending the city general plan future land-use map from LDR (Low Density Residential) to COM (Commercial) on approximately 1.22 acres located on the northwest corner of Sugar Leo Drive and Pioneer Road for a project to be known as the Manning Property for Dixie Power.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Pro Tem Hughes 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 Red Industrial, a 4-lot subdivision located in Fort Pierce at 1630 East Commerce Drive. Case No. 2023-PP-041

BACKGROUND and RECOMMENDATION: This item was presented to the Planning Commission at a public meeting on November 14, 2023, where the applicant presented a three-lot subdivision. However, the applicant requested to pull that proposal before it was presented to the City Council in order to make modifications to the preliminary plat. On January 23, 2024, the applicant returned to the Planning Commission, this time a four-lot subdivision was presented; at that public meeting the Planning Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Planner Mike Hadley, including discussion between the City Council, City Manager John Willis, Assistant Public Works Director Wes Jenkins, Mayor Pro Tem Hughes, and Mr. Hadley: [00:54:01](#)

[Agenda Packet \[Page 134\]](#)

Link to motion: [00:57:52](#)

MOTION:

A motion was made by Councilmember Kemp to approve the preliminary plat for Red Industrial, a 4-lot subdivision located in Fort Pierce at 1630 East Commerce Drive to include that a development agreement will be negotiated between the landowner and the City for the improvements of the road on the southern boundary and all of the remaining public improvements, noting to include a provision that at any time, the City may request the improvements be completed.

SECOND:

The motion was seconded by Councilmember Tanner.

Comments from City Attorney Shawn Guzman, including noting on the record that the Councilmember Tanner who seconded the motion, agrees with the motion as restated: [00:58:40](#)

VOTE:

Mayor Pro Tem Hughes 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.

PRELIMINARY PLAT:

Consider approval of the preliminary plat for Tuscan Hills Phase 5, a 32-lot subdivision located west of Dixie Drive and south of Gap Canyon Parkway. Case No. 2023-PP-046

BACKGROUND and RECOMMENDATION: This is the proposed phase 5 of the Tuscan Hills development which also includes the amenity area and amenities for Tuscan Hills development. The Planning Commission held a public meeting on November 28, 2023, and recommended approval to the City Council.

Link to introduction from City Manager John Willis and presentation from Planner Mike Hadley, including discussion between the City Council, Mayor Pro Tem Hughes, Community Services Director Carol Winner, City Manager John Willis, Assistant Public Works Director Wes Jenkins, and Mr. Hadley: [00:59:55](#)

[Agenda Packet \[Page 142\]](#)

Link to motion: [01:06:10](#)

MOTION:

A motion was made by Councilmember Larkin to approve the preliminary plat for Tuscan Hills Phase 5, a 32-lot subdivision located west of Dixie Drive and south of Gap Canyon Parkway, with the recommendations from the Planning Commission that the final plat cannot be recorded until the amenity area and amenities are installed, striking the last part that says the applicant has the right to bond for the improvements.

SECOND:

The motion was seconded by Councilmember Kemp.

Link to further discussion between the City Council and City Manager John Willis: [01:06:46](#)

Link to vote: [01:07:53](#)

VOTE:

Mayor Pro Tem Hughes 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.

AMEND 10-10-1 OF CITY CODE/ORDINANCE:

Consider Ordinance No. 2024-009 amending Title 10-10-1, Airport Vicinity Zones, of the St. George City Code, to add Airport Lounge as a permitted use in the ASBP (Airport Supporting Business Park) zone. Case No. 2024-ZRA-003

BACKGROUND and RECOMMENDATION: For many years, the only airport in the State of Utah that has allowed airport lounges is the Salt Lake City International Airport. However, in 2023, the state code was updated. The Utah State Alcoholic Beverage Services Commission now can issue three domestic airport lounge licenses within the State of Utah (Title 32B-6-503). On January 23, 2024, the Planning Commission held a public hearing on this Item and recommended approval.

Link to introduction from City Manager John Willis and presentation from Community Development Director Carol Winner, including discussion between Mayor Pro Tem Hughes and City Attorney Shawn Guzman: [01:08:06](#)

[Agenda Packet \[Page 150\]](#)

Link to motion: [01:09:49](#)

MOTION:

A motion was made by Councilmember Larsen to approve Ordinance No. 2024-009 amending Title 10-10-1, Airport Vicinity Zones, of the St. George City Code, to add Airport Lounge as a permitted use in the ASBP (Airport Supporting Business Park) zone.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Pro Tem Hughes 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:

Appointments to Boards and Commissions of the City.

Link to Mayor Pro Tem Hughes recommending the appointment of Conn Wood to the Shade Tree Board: [01:10:48](#)

Link to motion: [01:11:08](#)

MOTION:

A motion was made by Councilmember Kemp to appoint Conn Wood to the Shade Tree Board.

Link to comments from Councilmember Tanner and discussion between the City Council and City Manager John Willis: [01:11:09](#)

Link to second and vote: [01:12:30](#)

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Pro Tem Hughes 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 Kemp: [01:12:54](#)

Link to reports from Councilmember Larkin: [01:13:49](#)

Link to reports from Mayor Pro Tem Hughes: [01:14:50](#)

Link to reports from Councilmember Larsen: [01:15:22](#)

ADJOURN TO A CLOSED MEETING:

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: [01:15:56](#)

MOTION:

A motion was made by Councilmember Larkin to adjourn.

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

Mayor Pro Tem Hughes 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.

/s/Christina Fernandez

Christina Fernandez, City Recorder