

**ST. GEORGE CITY COUNCIL MINUTES  
REGULAR MEETING  
MARCH 21, 2024, 5:00 P.M.  
CITY COUNCIL CHAMBERS**

**PRESENT:**

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

**EXCUSED:**

**Mayor Michele Randall  
Councilmember Dannielle Larkin**

**STAFF MEMBERS PRESENT:**

**City Manager John Willis  
City Attorney Shawn Guzman  
City Recorder Christina Fernandez  
Police Chief Kyle Whitehead  
Emergency Medical Dispatcher Julie Packer  
Dispatch Shift Supervisor Michael Higley  
Special Events Coordinator Sarah Reber  
Assistant City Attorney Ryan Dooley  
Economic Development Director Chad Thomas  
Water Services Director Scott Taylor  
Community Development Director Carol Winner  
Planner Dan Boles**

**OTHERS PRESENT:**

**Several Members of the Daughters of the American Revolution  
Several Vietnam Veterans**

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

Mayor Pro Tem Hughes called the meeting to order and welcomed all in attendance. The invocation was offered by Tim Martin with the Church of Jesus Christ and Latter-day Saints and The Pledge of Allegiance to the Flag was led by Councilmember Tanner.

Link to call to order, invocation, and flag salute: [00:00:11](#)

**MAYOR'S RECOGNITIONS AND UPDATES:**

**Read a Proclamation proclaiming March 29<sup>th</sup> as Welcome Home Vietnam Veterans Day.**

Link to Councilmember Larsen reading a proclamation proclaiming March 29<sup>th</sup> as Welcome Home Vietnam Veterans Day; the proclamation was accepted by Nancy Tafoya, along with several Vietnam Veterans and members of the Daughters of the American Revolution, including comments from Mayor Pro Tem Hughes: [00:03:17](#)

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**Recognize Emergency Medical Dispatcher Julie Packer and Dispatch Shift Supervisor Michael Higley.**

Link to Police Chief Kyle Whitehead recognizing Emergency Medical Dispatcher Julie Packer and Dispatch Shift Supervisor Michael Higley for their life-saving efforts at a recent event, including comments from Councilmember Kemp: [00:09:17](#)

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Link to Parks Planners Paul Stead and Mark Goble presenting an award the City was given for the American Public Works Association 2023 Project of the Year for the Little Valley Park Turf Replacement Project, including comments from Councilmember Larsen: [00:14:10](#)

**CONSENT CALENDAR:**

- a. Consider approval to award bid to Northstar Recreation Company for the slide refurbish at the City Pool.**

BACKGROUND and RECOMMENDATION: This project was previously awarded to another vendor out of Texas, but the contract had to be terminated due the vendor not securing a contractor's license in Utah. Accordingly, the project was re-bid and Northstar Recreation Co was selected. The hydrotube at the City Pool has to be refurbished periodically; the slide was last refurbished in 2013. Staff recommends awarding the bid to Northstar Recreation Co in the amount of \$174,890.51.

- b. Consider approval to award bid to Interstate Rock Products for the Brigham Road at Bloomington Drive Traffic Signal Project.**

BACKGROUND and RECOMMENDATION: This project was a formal bid and two bids were received. Staff recommends awarding the bid to Interstate Rock Products in the amount of \$328,971.

- c. Consider approval to award bid to Interstate Rock Products for the Sun River Parkway at Pioneer Road Traffic Signal Project.**

BACKGROUND and RECOMMENDATION: This project was a formal bid and two bids were received. Staff recommends awarding the bid to Interstate Rock Products in the amount of \$298,792.77.

- d. Consider approval to award bid to Inliner Solutions for the 2024 Sewer Relining Project.**

BACKGROUND and RECOMMENDATION: This is an annual construction project to rehabilitate aging sewer mains throughout the city. The project went through the bid process; 2 bids were received ranging from a low bid of \$765,042 to a high bid of \$1,098,998. The project include installing 8,630 lineal feet of pipe liners from 8" through 21" in existing mains. Staff recommends awarding the bid to Inliner Solutions in the amount of \$765,042.

**e. Consider approval of a Reimbursement Agreement with the Washington County Flood Control Authority for the purchase of property to restore the Ft. Pierce Wash at Quarry Ridge Drive.**

BACKGROUND and RECOMMENDATION: This project will improve river flow during floods, along the Ft. Pierce Wash in the vicinity of Meadow Valley Farms and Meadows Edge subdivisions and Quarry Ridge Drive. Staff recommends approval of the agreement.

**f. Consider approval of a Reimbursement Agreement with Quality Development for a 12" Desert Canyon Southern Parkway Extension.**

BACKGROUND and RECOMMENDATION: Quality Excavation is currently constructing Desert Terrace Subdivision that includes irrigation lines from the Master Plan. This agreement has Quality install the lines prior to the roadways being constructed to save future construction costs. Staff recommends approval of the agreement.

**g. Consider approval of a Real Property Donation Agreement between City of St. George and Fort Pearce, LLC.**

BACKGROUND and RECOMMENDATION: This is a landlocked .46 acre parcel that has no direct access to an adjacent roadway and the current owners (Fort Pearce, LLC) would like to transfer ownership. Because the Middleton Wash Trail runs through the parcel, the owners would like to donate the property to the City. The property to the east of this parcel is open space that was dedicated to the City as part of the Knetta's Knoll Subdivision Final Plat so this donation will add to the existing open space. Staff recommends approval of the agreement.

**h. Consider approval of a Professional Services Agreement with FIF St. George, LLC for the design and installation of ITS services.**

BACKGROUND and RECOMMENDATION: The purpose of this project is to provide dark fiber connectivity to five traffic signal locations for an Advanced Traffic Management System (ATMS). Staff recommends approval of the agreement.

**i. Consider approval of a Beer Garden at the Selkirk Red Rock Open on April 24-28, 2024 at the Little Valley Pickleball Complex.**

BACKGROUND and RECOMMENDATION: This event is organized by the Professional Pickleball Association and has become an annual event held at the Little Valley Pickleball Facility. The event takes place on Tuesday and championship concludes on Sunday. This year the organizers would like to have a fenced-in beer garden near the entrance of the pickleball courts. Staff has no objection as long as the applicant has the correct insurance coverage for alcohol, IDs are checked, and organizer's staff is making sure there is no alcohol being passed through the fence.

**j. Consider approval of the minutes from the meeting held on March 7, 2024.**

Link to presentation from City Manager John Willis: [00:16:40](#)

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Link to motion: [00:17:07](#)

**MOTION:**

A motion was made by Councilmember Larsen to approve the consent calendar, except for item i.

**SECOND:**

The motion was seconded by Councilmember Kemp.

**VOTE:**

Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – 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, Special Events Coordinator Sarah Reber, City Attorney Shawn Guzman, and Assistant City Attorney Ryan Dooley regarding item i: [00:17:50](#)

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

**MOTION:**

A motion was made by Councilmember Kemp to continue item 2i until the end of the meeting to give staff the opportunity to research state code.

**SECOND:**

The motion was seconded by Councilmember Larsen.

**VOTE:**

Mayor Pro Tem Hughes called for a vote, as follows:

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

The vote was unanimous and the motion carried.

**PUBLIC INFRASTRUCTURE POLICY/RESOLUTION:**

**Consider approval of Resolution No. 2024-008R adopting a Public Infrastructure Policy.**

BACKGROUND and RECOMMENDATION: With the rise in development costs, staff has fielded an increase in inquiries regarding PIDs. To ensure the city's interests are protected, Staff recommends that policy be created around PIDs. Staff brought a draft PID policy document to the City Council in a work session on February 08, 2024. The Council was favorable with having a PID policy and provided comments to help strengthen the policy. The agenda item tonight addresses those comments from the Council in the meeting. Staff recommends approval.

Link to introduction from City Manager John Willis and presentation from Economic Development Director Chad Thomas, including discussion between the City Council, City Manager John Willis, and Mr. Thomas: [00:23:02](#)

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Link to motion: [00:42:45](#)

**MOTION:**

A motion was made by Councilmember Larsen to approve Resolution No. 2024-008R adopting a Public Infrastructure Policy.

**SECOND:**

The motion was seconded by Councilmember Tanner.

**VOTE:**

Mayor Pro Tem Hughes called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.

**AMEND CITY CODE/ORDINANCE:**

**Consider approval of Ordinance No. 2024-016 amending portions of Title 10 of the City code related to Landscape Standards and Golf Course - Specific Standards. (Case No. 2024-ZRA-004)**

BACKGROUND and RECOMMENDATION: Since 2021, Washington County Water conservancy District along with the surrounding communities, including St. George, have been discussing what can be done to conserve water in Washington County. This led to the approval of the water conservation amendments to Title 8 and 10 in the summer of 2022. These amendments were drafted to be in compliance with a model ordinance presented by the Washington County Water conservancy District. Since the approval of the amendments, city staff has recognized the need to update our code to make some additional changes to aid in the water conservation efforts. The proposed amendment addresses water conservation as it relates to landscaping and golf courses. A public hearing was held at the Planning Commission meeting held on February 13, 2024. This item was heard and continued at the City Council meeting held on March 7, 2024.

Link to introduction from City Manager John Willis and presentation from Water Services Director Scott Taylor and Community Development Director Carol Winner, including discussion between Mayor Pro Tem Hughes, the City Council, and Mr. Taylor: [00:43:32](#)

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Link to motion: [00:51:04](#)

**MOTION:**

A motion was made by Councilmember Kemp to approve Ordinance No. 2024-016 amending portions of Title 10 of the City code related to Landscape Standards and Golf Course - Specific Standards.

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

The vote was unanimous and the motion carried.

**GENERAL PLAN AMENDMENT/ORDINANCE:**

**Consider approval of Ordinance No. 2024-018 amending the City General Plan Future Land Use Map from: 1) MDR (Medium Density Residential) to Commercial on 6.56 acres; 2) LDR (Low Density Residential) to Commercial on 1.22 acres; 3) LDR (Low Density Residential) to MDR (Medium Density Residential) on 4.09 acres; 4) PK (Park) to LDR (Low Density Residential) on 4.19 acres; and 5) LDR (Low Density Residential) to PK (Park) on 3.34 acres located on the northwest corner of 2450 South and 3000 East. (Case No. 2024-GPA-004 – Old Farm)**

**BACKGROUND and RECOMMENDATION:** At their meeting held on February 27, 2024, the Planning Commission held a public hearing, received considerable input on the proposal, and recommended approval of the changes with a 5-0 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, City Manager John Willis, Mayor Pro Tem Hughes, and Mr. Boles: [00:52:05](#)

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Link to motion: [01:08:10](#)

**MOTION:**

A motion was made by Councilmember Kemp to approve Ordinance No. 2024-018 amending the City General Plan Future Land Use Map from: 1) MDR (Medium Density Residential) to Commercial on 6.56 acres; 2) LDR (Low Density Residential) to Commercial on 1.22 acres; 3) LDR (Low Density Residential) to MDR (Medium Density Residential) on 4.09 acres; 4) PK (Park) to LDR (Low Density Residential) on 4.19 acres; and 5) LDR (Low Density Residential) to PK (Park) on 3.34 acres located on the northwest corner of 2450 South and 3000 East.

**SECOND:**

The motion was seconded by Councilmember Larsen.

Link to further discussion between the City Council and City Manager John Willis: [01:09:02](#)

Link to vote: [01:09:46](#)

**VOTE:**

Mayor Pro Tem Hughes called for a roll call vote, as follows:

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

The vote was unanimous and the motion carried.

**ITEM 2i FROM CONSENT CALENDAR:**

- i. **Consider approval of a Beer Garden at the Selkirk Red Rock Open on April 24-28, 2024 at the Little Valley Pickleball Complex.**

Link to further discussion between City Attorney Shawn Guzman, the City Council, and Police Chief Kyle Whitehead regarding item i from the consent calendar; clarifications are as follows: 1) §32B-9-201(5), Utah Code Annotated states the proximity requirements do not apply for single events and if approved by the Council, the commission can consider the proximity of an educational, religious, or recreational facility, or any other relevant factor when deciding to issue a permit; and 2) the condition the one officer be present during all hours of the event and a second officer be present during the hours staff deems necessary: [01:10:03](#)

Link to motion: [01:13:48](#)

**MOTION:**

A motion was made by Councilmember Kemp to approve item 2i, with the clarifications of the City Attorney and Police Chief added to the record and part of the motion.

**SECOND:**

The motion was seconded by Councilmember Tanner.

**VOTE:**

Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – 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.**

No appointments were made.

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

**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.**

Link to motion: [01:15:07](#)

**MOTION:**

A motion was made by Councilmember Tanner to adjourn to a closed meeting to discuss litigation and property acquisition.

**SECOND:**

The motion was seconded by Councilmember Larsen.

**VOTE:**

Mayor Pro Tem Hughes called for a vote, as follows:

Councilmember Hughes – 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/Christina Fernandez

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Christina Fernandez, City Recorder