

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
AUGUST 1, 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**

EXCUSED:

STAFF MEMBERS PRESENT:

**City Manager John Willis
Deputy City Attorney Jami Brackin
City Recorder Christina Fernandez
Public Works Director Cameron Cutler
Planner Dan Boles
Community Development Director Carol Winner
Parks and Community Services Director Shane Moore**

OTHERS PRESENT:

**Representatives of the Downtown Farmers Market
Resident Jordan Porter
Several Residents
Applicant Mike Terry**

CALL TO ORDER:

Mayor Pro Tem Hughes 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](#)

MAYOR'S RECOGNITIONS AND UPDATES:

Read a proclamation proclaiming August 4 -10, 2024 as National Farmers Market Week.

Link to Mayor Randall reading a proclamation proclaiming August 4 -10, 2024 as National Farmers Market Week; the proclamation was accepted by representatives of the Downtown Farmers Market: [00:01:32](#)

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Recognition of resident Jordan Porter.

Link to Mayor Randall reading recognizing resident Jordan Porter for winning first place in the men's 19-29 age group for cross country and short circuit events at the 2024 USA Cycling Cross-Country Mountain Bike National Championships: [00:04:33](#)

COMMENTS FROM THE PUBLIC:

Link to introduction from Mayor Randall: [00:07:19](#)

Link to comments from resident George Waterman: [00:08:03](#)

Link to comments from resident Christian Neff: [00:10:46](#)

Link to comments from resident Ivy Harding: [00:14:09](#)

Link to comments from resident Cheryl Waterman: [00:17:45](#)

Link to comments from resident Mike Eager: [00:19:36](#)

Link to comments from Deputy City Attorney Jami Brackin, Mayor Randall, and the City Council: [00:22:57](#)

CONSENT CALENDAR:

- a. Consider approval of a Professional Services Agreement with Alliance Consulting, LLC for the southeast access road at Tech Ridge.**

BACKGROUND and RECOMMENDATION: As part of Tech Ridge development, the City is constructing a roadway off the southeast end of Tech Ridge to provide additional access for the Tech Ridge development. Staff recommends approval of the agreement.

- b. Consider approval for the continued sponsorship of the Lion's Club 90th annual Dixie Round Up Rodeo and the approval to have a Beer Garden for the 4th year at the event being held September 12, 13, 14, 2024 at the Dixie Sun Bowl.**

BACKGROUND and RECOMMENDATION: This annual event held at the Dixie Sun Bowl includes evening rodeos Thursday-Saturday from 7:00pm-11:00pm and with a Beer Garden during that time and a parade on Saturday at 9:00am. The sponsorship request includes permitting a Beer Garden and the fee waivers of the following: 1) Special Event Permit Application fee (\$150); 2) Sublicense fee (\$5 per vendor); 3) Annual Alcohol fee (\$500); 4) Local Consent Application fee (\$50); 5) Security fee; 6) Encroachment fees (\$650); 7) Water hydrant fee; and deposit (\$2,000).

- c. Consider approval of the continued sponsorship of the Boys and Girls Club of Southern Utah 2nd Annual Patti & LaVell Edwards St. George Golf Tournament fundraiser in the amount of \$2,000.**

BACKGROUND and RECOMMENDATION: The Boys & Girls Club is now entering its third year of operations in St George, providing a safe place for kids with nowhere to go after school. The Boys and Girls Club provides academic support, enrichment activities, hands-on STEM experiences, teach digital safety & responsibility, and even feed the kids a delicious meal & snacks every day! These programs are currently offered at 8 Schools in St George at no cost to the kids or

their families. This program has been so successful there is now a waiting list of kids to join. The Council approved a \$2,000 sponsorship in 2023 for the Club's first golf tournament fundraising event. The Boys and Girls Club is holding the 2nd Annual Patti & LaVell Edwards St. George Golf Tournament fundraiser to raise funds to support this very successful program in our schools and is requesting sponsorship from the City of \$2,000. Staff recommends approval of the continued sponsorship.

d. Consider approval of a contract between the City of St. George and Qualtrics LLC for the purchase of Qualtrics software subscription.

BACKGROUND and RECOMMENDATION: Qualtrics is the leader in experience management. Many of the top companies in America and more than 350 state and local governments use Qualtrics to design and improve the community experience. Qualtrics will provide a robust digital experience that will assist the City of St. George build community engagement and improve public trust. Qualtrics will enable the City to conduct a variety of surveys and create new digital touchpoints for residents and visitors. The contract is a 3-year commitment as follows: Year 1 - \$60,000 (includes setup); Year 2 - \$68,000; Year 3 - \$68,000. Staff recommends approval.

e. Consider approval of a Federal Aid Agreement between UDOT and St. George for the Exit 5 Interchange on State Route 7 (Southern Parkway).

BACKGROUND and RECOMMENDATION: The City received a federal grant from the efforts of former Congressman Chris Stewart. This grant is to assist in the design and construction of the Exit 5 Interchange. The federal grant amount is for \$3,500,000 with a City match of \$3,500,000 for a total agreement amount of \$7,000,000. Because the project is located within UDOT right of way and is a part of SR-7, UDOT will administer the project. Staff recommends approval.

f. Consider approval of the minutes from the meeting held on July 18, 2024.

Link to presentation from City Manager John Willis: [00:32:41](#)

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Link to Councilmember Larsen requesting item b removed for discussion: [00:33:01](#)

Link to motion: [00:33:07](#)

MOTION:

A motion was made by Councilmember Kemp to approve the consent calendar as presented, minus item b.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a 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, clarifying that this is the 90th Annual Dixie Lions Rodeo: [00:33:40](#)

Link to motion: [00:34:24](#)

MOTION:

A motion was made by Councilmember Larsen to approve item b.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a 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 PUBLIC UTILITY AND DRAINAGE
EASEMENT/ORDINANCE:**

**Public Hearing and consideration of Ordinance No. 2024-044 to vacate a
public utility and drainage easement located along Lots 2 and 3, Hidden
Valley Phase 9 subdivision.**

BACKGROUND and RECOMMENDATION: This easement was dedicated as part of the Hidden Valley Phase 9 subdivision plat, Doc. No. 20170017191. The design of Lots 2 and 3 has changed and this easement runs through some existing and proposed lots. This is a cleanup item. The Joint Utilities Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Public Works Director Cameron Cutler, including discussion between the City Council and Mr. Cutler: [00:34:48](#)

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Link to public hearing; no comments were given: [00:36:37](#)

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

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2024-044 to vacate a public utility and drainage easement located along Lots 2 and 3, Hidden Valley Phase 9 subdivision.

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.

PD AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2024-045 amending the city zoning map by amending the existing Desert Color Planned Development Residential (PDR) zone on approximately 2.35 acres located generally west of Pura Circle and south of Sandura Lane within the Desert Color Resort phases 4B and 6 subdivision plats, with a condition from the Planning Commission. (2024-PDA-010 - Colcada Pool at Desert Color)

BACKGROUND and RECOMMENDATION: The purpose of the amendment is to approve new civic space, including a pool and park in the Desert Color development with the conceptual site plan, landscape plans, materials and elevations. The Desert Color Resort 4B & 6 plat was approved in July of 2022 and recorded in October of 2023. As part of that approval, the developer set aside the necessary civic space required in the PD-R Resort zone including the subject property. In order to build a new amenity, the applicant is asking for approval of a PD amendment. The Planning Commission held a public hearing on July 09, 2024, and recommended approval with a condition.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between the City Council and Mr. Boles: [00:37:20](#)

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Link to motion: [00:41:20](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2024-045 amending the city zoning map by amending the existing Desert Color Planned Development Residential (PDR) zone on approximately 2.35 acres located generally west of Pura Circle and south of Sandura Lane within

the Desert Color Resort phases 4B and 6 subdivision plats, with the condition that the applicant goes through the site planning process prior to any construction.

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.

HILLSIDE DEVELOPMENT PERMIT:

Consider approval of a Hillside Development Permit on approximately 0.26 acres (11,366 ft²) located just east of the Marblewood Drive/Walnut Canyon Drive Intersection, with conditions from the Planning Commission. (Case No. 2024-HS-003 - Juniper Cove Phase 3)

BACKGROUND and RECOMMENDATION: The purpose of this request is to create a single single-family residential lot. In October of 2020, Phase one of Juniper Cove was recorded creating the adjacent lot to the west of the subject property. The property in question was not part of that application and therefore needs to go through the hillside permit process. The Hillside Review Board held a public meeting on February 28, 2024 and recommended approval with the condition that an updated geotechnical analysis be produced. That was done prior to the Planning Commission meeting which was held on July 09, 2024. The Planning Commission recommended approval of the application.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between Mayor Randall, the City Council, applicant Mike Terry, City Manager John Willis, Deputy City Attorney Jami Brackin, and Mr. Boles: [00:41:52](#)

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Link to motion: [00:53:10](#)

MOTION:

A motion was made by Councilmember Larkin to remand this item to the Hillside Review Board to review the second letter received from AGEC and if they wish to move it forward to the Council that they recommend a building pad.

SECOND:

The motion was seconded by Councilmember Larsen.

Link to discussion between the City Council and Deputy City Attorney Jami Brackin on the motion, and vote: [00:53:34](#)

VOTE:

Mayor Randall called for a 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 CITY CODE/ORDINANCE:

Consider approval of Ordinance No. 2024-046 amending Title 7, Chapter 4, section 1 of the St. George City Code to amend the definition of Street Trees.

BACKGROUND and RECOMMENDATION: The City of St. George established a Shade Tree Board on or about July 1, 1993, to address the care and maintenance of the City's urban forest with special attention given to shade trees along the City's rights of way. The current definition includes all trees on commercial property within 10 ft of the City right-of-way. Staff recommends amending the language to clarify the definition by eliminating the term "commercial" and replacing it with "non single-family residential."

Link to introduction from City Manager John Willis and presentation from Parks and Community Services Director Shane Moore, including discussion between the City Council: [00:55:20](#)

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Link to motion: [00:56:40](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2024-046 amending Title 7, Chapter 4, section 1 of the St. George City Code to amend the definition of Street Trees.

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.

APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY:

No appointments were made.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Councilmember Larkin: [00:57:27](#)

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: [00:58:44](#)

MOTION:

A motion was made by Councilmember Larsen to adjourn to a closed session to discuss potential litigation.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a 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.

The meeting adjourned following the closed meeting.

/s/Christina Fernandez

Christina Fernandez, City Recorder