

**ST. GEORGE CITY COUNCIL MINUTES  
REGULAR MEETING  
NOVEMBER 7, 2024, 5:00 P.M.  
CITY COUNCIL CHAMBERS**

**PRESENT:**

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

**EXCUSED:**

**Mayor Michele Randall  
Councilmember Dannielle Larkin  
Councilmember Steve Kemp**

**STAFF MEMBERS PRESENT:**

**City Manager John Willis  
City Attorney Ryan Dooley  
City Recorder Christina Fernandez  
Assistant Public Works Director Wes Jenkins  
Community Development Director Carol Winner  
Planner Brenda Hatch  
Planner Brett Hamilton  
Planner Dan Boles  
Energy Services Director Bryan Dial**

**OTHERS PRESENT:**

Jackie Hobson  
Local Veteran business owners

**CALL TO ORDER:**

Mayor Pro Tem Hughes called the meeting to order and welcomed all in attendance. An invocation was offered by Reverend Katie Langston with the New Promise Lutheran 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, PROCLAMATIONS, AND UPDATES:**

- a. Read a Proclamation proclaiming the week of November 11-16, 2024 as National Veterans Small Business Week.**

Link to Councilmember Larsen reading a proclamation proclaiming November 11-16, 2024 as National Veterans Small Business Week; the proclamation was accepted by Jackie Hobson and veterans who own local businesses: [00:02:10](#)

[Agenda Packet \[Page 11\]](#)

- b. Read a Proclamation proclaiming November, 2024 as Lung Cancer Awareness Month.**

Link to Councilmember Tanner reading a proclamation proclaiming November, 2024 as Lung Cancer Awareness Month: [00:05:45](#)

[Agenda Packet \[Page 12\]](#)

Link to Mayor Pro Tem Hughes acknowledging Boy Scouts in the audience; they introduced themselves: [00:08:52](#)

**COMMENTS FROM THE PUBLIC:**

There were no comments.

**CONSENT CALENDAR:**

- a. Consider approval of a Professional Services Agreement with Bowen Collins & Associates for the update and redevelopment of the Culinary Water, Irrigation, and Wastewater Master Plans.**

BACKGROUND and RECOMMENDATION: This Professional Services Agreement with Bowen, Collins, & Associates is for the redevelopment of our water, irrigation, and sewer master plans. Our current culinary water, secondary irrigation, and wastewater master plans were developed in 2018. There have been a lot of changes recently to our future water supplies. With the development of the WCWCD 20-Year Water Supply Plan relying heavily on the reduction of water demand from 0.89 AF/yr to 0.59 AF/yr and the further development of reuse water as our largest future water supply, there is a need for an extensive redevelopment of our master plans. In addition, projects costs have escalated over the past 6 years such that our impact fee project estimates are grossly understated in our Impact Fee Facilities Plan. Staff recommends approval.

- b. Consider approval of a Professional Services Agreement with Intermountain Consumer Professional Engineers, Inc. to provide engineering services for the design of the Slickrock Substation and Transmission line.**

BACKGROUND and RECOMMENDATION: Due to increased load growth on the east side of the city, essential system improvements are required to maintain the reliability of electrical services. The surrounding substations are nearing their capacity limits, and as a result, new infrastructure developments are necessary. This project will focus on engineering the design of a new substation, along with the construction of the associated transmission lines. These upgrades will ensure the continued stability and efficiency of the power supply to meet demand in the area. Staff recommends approval.

- c. Consider approval of a Professional Services Agreement with Alliance Consulting for the design of the Woodsvie Circle Sewer Line Replacement project.**

BACKGROUND and RECOMMENDATION: The existing line in Woodsvie Circle is undersized and is identified in the Sewer Master Plan to be upsized to match the pipe sizes both upstream and downstream. The sewer system both upstream and downstream consists of 36" diameter pipes. This section that needs to be

replaced is 24" diameter pipe and is at or near capacity. Staff recommends approval.

**d. Consider approval of a Reimbursement Agreement with Quality Excavation for upsizing a waterline in Airport Parkway from 8" to 16".**

BACKGROUND and RECOMMENDATION: Quality Excavation is constructing the Desert Canyons Business Park along Airport Parkway including improvements and Utilities. There is a master planned 16" waterline in Airport Parkway. It is the intent to upsize the line that Quality is installing from 8" to 16". Staff recommends approval.

**e. Consider approval of a Reimbursement Agreement with Rogers Construction for the upsizing waterlines in Sky Rocket Road.**

BACKGROUND and RECOMMENDATION: Contractor is constructing Sky Rocket Road that has masterplanned irrigation lines. The contractor is responsible to install 6" lines in the roadway at his cost, this agreement upsizes the line to match the masterplan. The irrigation line will serve the area with irrigation water and reduce culinary water usage per the master plan. Staff recommends approval.

**f. Consider approval of a Reimbursement Agreement with the Washington County Flood Control Authority for the design and construction of flood control improvements for the Virgin River at Crosby Way project.**

BACKGROUND and RECOMMENDATION: This agreement reimburses costs associated with the design and construction of flood control improvement project in the vicinity of the Virgin River and Crosby Way. The Washington County Flood Control Authority has reviewed and approved the agreement on October 1, 2024. Costs associated with this project includes engineering services, environmental permitting and construction in the amount of \$140,000. Staff recommends approval.

**g. Consider approval of the minutes from the meetings held on September 19, 2024 (Special Meeting); October 17, 2024 (Work Meeting); October 17, 2024 (Regular Meeting); and October 31, 2024.**

Link to presentation from City Manager John Willis: [00:10:50](#)

[Agenda Packet \[Page 13\]](#)

Link to motion: [00:11:12](#)

**MOTION:**

A motion was made by Councilmember Tanner to approve the consent calendar as written.

**SECOND:**

The motion was seconded by Councilmember Larsen.

**VOTE:**

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

Councilmember Hughes – aye  
Councilmember Larkin – absent  
Councilmember Larsen – aye  
Councilmember Tanner – aye  
Councilmember Kemp – absent

The vote was unanimous and the motion carried.

**PUBLIC HEARING/VACATE MUNICIPAL UTILITY EASEMENT/ORDINANCE:**

**Public hearing and consideration of Ordinance No. 2024-066 to vacate a portion of an existing municipal utility easement located on the eastern boundary of Lots 11 and 30 of the Woodhaven Estates Subdivision.**

BACKGROUND and RECOMMENDATION: The final subdivision plat for Woodhaven Estates Subdivision was approved by the Land Use Authority of the 15th day of March, 2023 and recorded in the Office of the Washington County Recorder as Doc. No. 20230008672. This area was part of the original Crimson Cliffs Way right-of-way. The right-of-way was shifted to the east. When the subdivision plat was approved this portion was left out because it was still owned by the City. This item has been cleaned up so now the owners of Lot 11 and Lot 30 want to clean up the layout of the lots and easements to fit the current right-of-way location of Crimson Cliffs Way. The Joint Utility Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: [00:11:29](#)

Mr. Jenkins explained, when the Woodhaven subdivision was developed, Crimson Cliffs Way was dedicated as a public right-of-way and the existing dedicated right-of-way along the west side of Crimson Cliffs was missed and left in place. The portion of the old, existing right-of-way has since been vacated that extended through the lots along the west side of Crimson Cliffs Way. However, with the vacation of this existing right-of-way, the standard public utility easement along the west side of the existing right-of-way was not vacated. This item tonight is to vacate the public utility easement that extends through the lots along the west side of Crimson Cliffs Way

[Agenda Packet \[Page 136\]](#)

Link to public hearing; there were no public comments: [00:12:46](#)

Link to motion: [00:13:09](#)

**MOTION:**

A motion was made by Councilmember Larsen to approve Ordinance No. 2024-066 to vacate a portion of an existing municipal utility easement located

on the eastern boundary of Lots 11 and 30 of the Woodhaven Estates Subdivision.

**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 Larkin – absent  
Councilmember Larsen – aye  
Councilmember Tanner – aye  
Councilmember Kemp – absent

The vote was unanimous and the motion carried.

**PUBLIC HEARING/VACATE MUNICIPAL UTILITY AND DRAINAGE EASEMENT/ORDINANCE:**

**Public Hearing and consideration of Ordinance No. 2024-067 to vacate a portion of an existing public utility and drainage easement located on the southern boundary of Lot 12 of Ancestor Estates Phase 2.**

BACKGROUND and RECOMMENDATION: The final plat for Ancestor Estates Phase 2 was approved by City Council on the 20th day of June, 2013 and recorded in the Office of the Washington County Recorder on the 12th day of February, 2014 as Doc. No. 20140004192. The owner of Lot 21 in Ancestor Estates Phase 3, a vacant lot, also owns the adjacent Lot 12 in Ancestor Estates Phase 2, where the dwelling unit is located. The owner wishes to merge these two lots into a single lot. Since Lot 21 and Lot 12 are part of different subdivisions, Lot 21 must be removed from its subdivision plat to be incorporated into the Phase 2 subdivision plat. The Joint Utility Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins, including discussion between the City Council and Mr. Jenkins: [00:13:45](#)

[Agenda Packet \[Page 141\]](#)

Link to public hearing; there were no public comments: [00:15:52](#)

Link to motion: [00:16:10](#)

**MOTION:**

A motion was made by Councilmember Tanner to approve Ordinance No. 2024-067 to vacate a portion of an existing public utility and drainage easement located on the southern boundary of Lot 12 of Ancestor Estates Phase 2.

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

The vote was unanimous and the motion carried.

**PUBLIC HEARING/VACATE LOT FROM SUBDIVISION/ORDINANCE:**

**Public hearing and consideration of Ordinance No. 2024-068 to vacate Lot 21 from the Ancestor Estates Phase 3 subdivision.**

BACKGROUND and RECOMMENDATION: The final plat for Ancestor Estates Phase 3 was approved by City Council in the 1st day of June, 2017 and recorded in the Office of the Washington County Recorder on the 26th day of August, 2019 as Doc. No. 20190034341. The owner of Lot 21 in Ancestor Estates Phase 3, a vacant lot, also owns the adjacent Lot 12 in Ancestor Estates Phase 2, where the dwelling unit is located. The owner wishes to merge these two lots into a single lot. Since Lot 21 and Lot 12 are part of different subdivisions, Lot 21 must be removed from its subdivision plat to be incorporated into the Phase 2 subdivision plat. The Joint Utility Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: [00:16:40](#)

[Agenda Packet \[Page 146\]](#)

Link to public hearing; there were no public comments: [00:17:26](#)

Link to motion: [00:17:44](#)

**MOTION:**

A motion was made by Councilmember Larsen to approve Ordinance No. 2024-068 to vacate Lot 21 from the Ancestor Estates Phase 3 subdivision.

**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 Larkin – absent  
Councilmember Larsen – aye  
Councilmember Tanner – aye  
Councilmember Kemp – absent

The vote was unanimous and the motion carried.

**ZONE CHANGE/ORDINANCE:**

**Consider approval of Ordinance No. 2024-069 to amend the City zoning map from A-20 (Agricultural, 20-acre minimum lot size) to PD-R (Planned Development Residential) on approximately 35.16 acres generally located southeast off exit 6 along Southern Parkway at the eastern terminus of Desert Canyons Parkway, with conditions from Planning Commission. (Case No. 2024-ZC-011 - Desert Talus)**

BACKGROUND and RECOMMENDATION: On November 7, 2019, the subject site and surrounding acreage was annexed into the City of St. George by City Council approval. At that time, the entire 212.67 acres included as part of the annexation was given a zoning designation of Agriculture (A-20). The applicant is proposing PD-R (Planned Development Residential) zoning. At their meeting held on October 8, 2024, the Planning Commission held a public hearing for the project and recommended approval with a 4-0 vote.

Link to introduction from City Manager John Willis and presentation from Planner Brett Hamilton: [00:18:09](#)

[Agenda Packet \[Page 152\]](#)

Link to motion: [00:21:14](#)

**MOTION:**

A motion was made by Councilmember Tanner to approve Ordinance No. 2024-069 to amend the City zoning map from A-20 (Agricultural, 20-acre minimum lot size) to PD-R (Planned Development Residential) on approximately 35.16 acres generally located southeast off exit 6 along Southern Parkway at the eastern terminus of Desert Canyons Parkway, with conditions from Planning Commission.

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

The vote was unanimous and the motion carried.

**PD AMENDMENT/ORDINANCE:**

**Consider approval of Ordinance No. 2024-070 to amend an approved PD-C (Planned Development Commercial) on approximately 3.44 acres located on the northeast corner of Black Ridge Drive and 250 West, with conditions from the Planning Commission. (Case No. 2024-PDA-020 - Black Ridge Restaurants)**

**BACKGROUND and RECOMMENDATION:** The purpose of the proposed amendment is to allow the construction of a restaurant including a second, future restaurant pad. On October 17, 2019, the City Council approved the site for a hotel to be constructed with a parking garage. Along with the PD amendment approved at the time, a hillside permit was approved. The hillside permit set forth certain conditions including limiting detention on site and the use of a secant wall. With time, the owners of the hotel sought zoning approval to move the hotel across 250 West on the west side of the street, freeing up the subject property. The Hillside Review Board and Planning Commission heard the request for the hillside permit and PD amendment. At their meeting held on October 8, 2024, the Planning Commission held a public hearing and recommended approval with conditions. The vote was 4-0; there were no public comments.

[Agenda Packet \[Page 172\]](#)

Link to motion: [00:28:10](#)

**MOTION:**

A motion was made by Councilmember Larsen to **approve** the hillside development permit on approximately 3.77 acres located on the northeast corner of Black Ridge Drive and 250 West, with conditions from the Planning Commission and Hillside Review Board.

**SECOND:**

The motion was seconded by Councilmember Tanner.

Link to Mayor Pro Tem Hughes clarifying the approval is for item 8 (*Consider approval of Ordinance No. 2024-070 to amend an approved PD-C (Planned Development Commercial) on approximately 3.44 acres located on the northeast corner of Black Ridge Drive and 250 West, with conditions from the Planning Commission. (Case No. 2024-PDA-020 - Black Ridge Restaurants)*) and vote: [00:28:32](#)

**VOTE:**

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

Councilmember Hughes – aye  
Councilmember Larkin – absent  
Councilmember Larsen – aye  
Councilmember Tanner – aye  
Councilmember Kemp – absent

The vote was unanimous and the motion carried.

Link to comments from the City Council: [00:28:56](#)

**HILLSIDE DEVELOPMENT PERMIT:**

**Consider approval of a hillside development permit on approximately 3.77 acres located on the northeast corner of Black Ridge Drive and 250 West,**



**with conditions from the Planning Commission. (Case No. 2024-HS-011 - Black Ridge Restaurants)**

BACKGROUND and RECOMMENDATION: The purpose of this item is to allow construction of a restaurant and future restaurant pad. In 2019, the subject property was approved for a hotel with conditions. In 2021, the hotel moved across the street onto a different site leaving this site open for a new development. The applicant has now applied for a hillside permit and PD amendment to allow the construction of a restaurant, leaving a pad for a future restaurant as well. The Hillside Review Board recommended approval of the hillside permit with conditions.

The Planning Commission unanimously recommends approval (4-0) with the conditions proposed by the Hillside Review Board.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including comments from Councilmember Larsen: [00:29:24](#)

[Agenda Packet \[Page 200\]](#)

Link to motion: [00:30:48](#)

**MOTION:**

A motion was made by Councilmember Tanner to approve the hillside development permit on approximately 3.77 acres located on the northeast corner of Black Ridge Drive and 250 West, with conditions from the Planning Commission and Hillside Review Board.

**SECOND:**

The motion was seconded by Councilmember Larsen.

**VOTE:**

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

Councilmember Hughes – aye  
Councilmember Larkin – absent  
Councilmember Larsen – aye  
Councilmember Tanner – aye  
Councilmember Kemp – absent

The vote was unanimous and the motion carried.

**POWER SALES CONTRACT/RESOLUTION:**

**Consider approval of Resolution No. 2024-034R authorizing and approving the Power County, Idaho Power Project Power Sales Contract with Utah Associated Municipal Power Systems; and related matters.**

BACKGROUND and RECOMMENDATION: This is a 400 Megawatt (MW) natural gas generation project being built by UAMPS. St. George is signing up for 21.00 (MW) of energy. This project will be located in Power County, Idaho. Staff recommends approval.

Link to introduction from City Manager John Willis and presentation from Energy Services Director Bryan Dial, including comments from the City Council: [00:31:27](#)

[Agenda Packet \[Page 571\]](#)

Link to motion: [00:33:35](#)

**MOTION:**

A motion was made by Councilmember Larsen to approve Resolution No. 2024-034R authorizing and approving the Power County, Idaho Power Project Power Sales Contract with Utah Associated Municipal Power Systems; and related matters.

**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 Larkin – absent  
Councilmember Larsen – aye  
Councilmember Tanner – aye  
Councilmember Kemp – absent

The vote was unanimous and the motion carried.

**POWER SALES CONTRACT/RESOLUTION:**

**Consider approval of Resolution No. 2024-035R authorizing and approving the Millard County, Utah Power Project Power Sales Contract with Utah Associated Municipal Power Systems; and related matters.**

BACKGROUND and RECOMMENDATION: This is a 200 Megawatt (MW) natural gas generation project being built by UAMPS. St. George is signing up for 13.00 (MW) of energy. This project will be located in Millard County, Utah. Staff recommends approval.

Link to introduction from City Manager John Willis and presentation from Energy Services Director Bryan Dial: [00:34:36](#)

[Agenda Packet \[Page 654\]](#)

Link to motion: [00:35:08](#)

**MOTION:**

A motion was made by Councilmember Tanner to approve Resolution No. 2024-035R authorizing and approving the Millard County, Utah Power Project Power Sales Contract with Utah Associated Municipal Power Systems; and related matters.

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

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 report from Councilmember Larsen: [00:35:54](#)

**ADJOURN TO CLOSED MEETING:**

**Request a closed meeting 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: [00:36:34](#)

**MOTION:**

A motion was made by Councilmember Tanner to adjourn.

**SECOND:**

The motion was seconded by Councilmember Larsen.

**VOTE:**

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

Councilmember Hughes – aye  
Councilmember Larkin – absent  
Councilmember Larsen – aye  
Councilmember Tanner – aye  
Councilmember Kemp – absent

The vote was unanimous and the motion carried.

/s/Christina Fernandez

---

Christina Fernandez, City Recorder