

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
FEBRUARY 20, 2025, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Steve Kemp**

EXCUSED:

Councilmember Michelle Tanner

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
Deputy City Recorder Annette Hansen
Public Works Director Cameron Cutler
Assistant Public Works Director Wes Jenkins
Community Development Director Carol Winner
Planner Dan Boles
Planner Brett Hamilton**

OTHERS PRESENT:

**Applicant Jared Bates
Engineer Jake Tate
Applicant Adam Allen**

CALL TO ORDER:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Rabbi Helene Ainbinder with Beit Chaverim Jewish Congregation of Greater Zion and The Pledge of Allegiance to the Flag was led by Councilmember Larkin.

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

MAYOR'S RECOGNITIONS AND UPDATES:

No recognition or updates were given.

CONSENT CALENDAR:

- a. Consider approval of a Transportation Improvement Program Funds (TIF) Cooperative Agreement between St. George City and UDOT for the 700 East Roadway Improvements.**

BACKGROUND and RECOMMENDATION: The 700 East Cycle Track and Pedestrian Improvements project will design and construct a two-way protected bike lane (trail) and pedestrian improvements on 700 East from 600 South to the beginning of the existing Temple Springs trail at approximately 200 North. The project intent is to improve pedestrian safety along the corridor and provide trail access within existing public right of way. The City was awarded a UDOT grant to

fund 60% of the project with a 40% local match. The cooperative agreement describes the scope of work and matching funds required by the City.

b. Consider approval of a Landscape Maintenance Agreement between the City of St. George and Utah Tech University for landscaping on 700 East.

BACKGROUND and RECOMMENDATION: As part of the 700 East Cycle Track and Pedestrian Improvements project, a planted median will be installed from 600 S to 100 S on the east side of the roadway separating the multi-use path and vehicle traffic. The City has coordinated with Utah Tech University to maintain the addition of landscaped areas within the median.

c. Consider approval of a UDOT Local Government Contract with UDOT and Horrocks Engineers for the design of the SR-7 Exit 5 Interchange Project.

BACKGROUND and RECOMMENDATION: This agreement is for the design of the Exit 5 Interchange on SR-7. The proposed interchange will connect the 3000 E corridor (Southern Hills Dr) on the north of SR-7 and also Rimrunner Dr on the south. UDOT will be administering the project. The project will be funded by federal dollars and local match funds. The design of the interchange is estimated at \$1,728,104.90.

Link to presentation from City Manager John Willis: [00:03:40](#)

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Link to motion: [00:03:59](#)

MOTION:

A motion was made by Councilmember Larkin to approve the Consent Calendar as presented.

Link to Councilmember Larsen requesting items a & b be removed from the Consent Calendar for discussion: [00:04:05](#)

Link to amended motion: [00:04:18](#)

AMENDED

MOTION:

Councilmember Larkin amended her motion to approve the Consent Calendar excluding items a & b.

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

Councilmember Tanner – absent
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

Link to discussion between the City Council and Public Works Director
Cameron Cutler regarding items a & b: [00:04:32](#)

Link to motion: [00:19:10](#)

MOTION:

A motion was made by Councilmember Larkin to approve Consent Calendar items a & b as presented.

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – nay
Councilmember Larkin – aye
Councilmember Larsen – nay
Councilmember Tanner – absent
Councilmember Kemp – aye
Mayor Randall – aye

The motion carried.

Link to comments from Councilmember Hughes on his vote: [00:19:32](#)

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

Public hearing and consideration of Ordinance No. 2025-012 approving the vacation of a public utility and drainage easement as described in Doc. No. 20170025075.

BACKGROUND and RECOMMENDATION: This easement was granted to the City of St. George as public use across parcel SG-6-3-12344 by Doc. No. 20170025075, recorded on the 19th day of June, 2017. The Joint Utilities Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: [00:20:02](#)

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Link to public hearing; no comments were given: [00:20:58](#)

Link to discussion between the City Council, Assistant Public Works Director Wes Jenkins, and applicant Jared Bates: [00:21:15](#)

Link to motion: [00:23:00](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2025-012 vacating a public utility and drainage easement.

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 – absent
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATE PUBLIC CROSS ACCESS AND PUBLIC UTILITY AND DRAINAGE EASEMENT/ORDINANCE:

Public hearing and consideration of Ordinance No. 2025-013 approving the vacation of a portion of an existing public cross access and municipal utility easement, and also a drainage easement located on Lots 5, 6, and 7 of The Fields at Mall Drive Phase 2 Partial Amendment A.

BACKGROUND and RECOMMENDATION: The subdivision plat for The Fields at Mall Drive Phase 2 Partial Amendment A was approved by the City of St. George Land Use Authority on the 12th day of July, 2024 and recorded in the Office of the Washington County Recorder on the 1st day of August, 2024. The Joint Utilities Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins and Planner Dan Boles, including discussion between the City Council, Planner Dan Boles, Mayor Randall, and Mr. Jenkins:

[00:23:31](#)

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Link to public hearing; no comments, including comments from Jake Tate, Engineer of Record: [00:28:29](#)

Link to motion: [00:29:07](#)

MOTION:

A motion was made by Councilmember Hughes to approve Ordinance No. 2025-013 approving the vacation of a portion of an existing public cross access and municipal utility easement, and also a drainage easement located on Lots 5, 6, and 7 of The Fields at Mall Drive Phase 2 Partial Amendment A.

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 – absent
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. 2025-014 approving the vacation of a portion of an existing municipal utility easement located between Lots 58 and 59 of Cottam Cove Phase 5.

BACKGROUND and RECOMMENDATION: The subdivision plat for Cottam Cove Phase 5 was approved by the City of St. George Land Use Authority on the 20th day of September, 2022 and recorded in the Office of the Washington County Recorder on the 23rd day of September, 2022.

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: [00:29:42](#)

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Link to public hearing; no comments were given: [00:30:44](#)

Link to motion: [00:30:59](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2025-014 approving the vacation of a portion of an existing municipal utility easement located between Lots 58 and 59 of Cottam Cove Phase 5.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

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

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

Councilmember Tanner – absent
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PD AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2025-015 amending an approved PD-C (Planned Development Commercial) zone on approximately 0.43 acres located east of River Road and south of 900 south, with conditions from the Planning Commission. (2025-PDA-001 - 951 S River Road Commercial)

BACKGROUND and RECOMMENDATION: The subject property is in a PD-C (Planned Development Commercial) Zone. When the PD-C zone was approved by the City Council in 2006, the approval was to allow all uses listed in the AP (Administrative Professional) zone. The project includes a 5,000 square foot building on a 0.43 acre site. The Planning Commission held a public hearing on the request on January 28, 2025 and recommend approval of the amendment with conditions.

Link to introduction from City Manager John Willis and presentation from Planner Brett Hamilton, including discussion between the City Council, Assistant Public Works Director Wes Jenkins, City Manager John Willis, and Mr. Hamilton: [00:31:22](#)

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Link to motion: [00:39:02](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2025-015 amending an approved PD-C (Planned Development Commercial) zone on approximately 0.43 acres located east of River Road and south of 900 South, with conditions from the Planning Commission.

SECOND:

The motion was seconded by Councilmember Hughes.

Link to further discussion between the City Council and Planner Brett Hamilton, and vote: [00:39:23](#)

VOTE:

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

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

The vote was unanimous and the motion carried.

PD AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2025-016 re-approving the Flats at Grand View PD-R (Planned Development Residential) zone on approximately 8.93 acres to amend the approved Flats at Grand View development with conceptual site plan and elevations, located generally at 1600 West and Skyrocket Road, with a condition from the Planning Commission. (Case No. 2025-PDA-007 - Flats at Grand View at Green Valley)

BACKGROUND and RECOMMENDATION: In February of 2021, Grand Views was granted PD zoning allowing a total of 431 units. Additionally, the initial 240 apartment units were also approved at that time. In September of 2021, City Council approved a zone change on the subject property which allowed 50 units which was later updated to 60 units. The applicant allowed the approvals to lapse and is now ready to move forward. As such, the applicant is requesting reapproval of the PD approvals. The Planning Commission held a public hearing on January 28, 2025 and voted 6-0 to forward a positive recommendation with a condition.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between the City Council, applicant Adam Allen, and Mr. Boles: [00:39:38](#)

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Link to motion: [00:57:10](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2025-016 re-approving the Flats at Grand View PD-R (Planned Development Residential) zone on approximately 8.93 acres to amend the approved Flats at Grand View development with conceptual site plan and elevations, with the condition from the Planning Commission.

SECOND:

The motion was seconded by Councilmember Kemp.

Link to further discussion between the City Council, City Manager John Willis, and Mayor Randall, and vote: [00:57:43](#)

VOTE:

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

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

The motion carried.

PD AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2025-017 amending the existing Rillisante Villas at Divario PD-R (Planned Development Residential) zone on approximately 24.10 acres to amend the approved Rillisante Villas development with conceptual site plan and elevations located generally on the west side of the intersection of Canyon View Drive and Gap Canyon Parkway, with conditions from the Planning Commission. (Case No. 2025-PDA-006 - Rillisante Villas)

BACKGROUND and RECOMMENDATION: In April of 2021, the City Council voted to approve a zone change on the property from R-1-10 to PD-R. In November of 2023, some minor amendments to the site and architecture were made and approved by the City Council. The current applications makes further changes to the site layout and building elevations. The Planning Commission held a public hearing on the request on January 28, 2025 and recommend approval of the amendment with conditions.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between the City Council, City Manager John Willis, Assistant Public Works Director Wes Jenkins, City Attorney Ryan Dooley, and Mr. Boles: [00:58:33](#)

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Link to motion: [01:08:40](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2025-017 amending the existing Rillisante Villas at Divario PD-R (Planned Development Residential) zone on approximately 24.10 acres to amend the approved development with conceptual site plan and elevations, with conditions from the Planning Commission.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

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

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – absent
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 Mayor Randall, Councilmembers, and City Manager John Willis:

[01:09:21](#)

ADJOURN TO A 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.

Link to motion: [01:11:20](#)

MOTION:

A motion was made by Councilmember Kemp to adjourn to a closed meeting to discuss litigation.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a vote, as follows:

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

The vote was unanimous and the motion carried.

ADJOURN:

The meeting adjourned following the closed meeting.

/s/Annette Hansen

Annette Hansen, Deputy City Recorder