

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
MARCH 6 2025, 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**

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Assistant City Manager Robert Myers
Community Development Director Carol Winner
Planner Brenda Hatch
Planner Brett Hamilton
Assistant Public Works Director Wes Jenkins
Water Services Director Scott Taylor**

OTHERS PRESENT:

Several Residents

CALL TO ORDER:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Casy Jones, director of the St. George area communications council for The Church of Jesus Christ of Latter-day Saints and The Pledge of Allegiance to the Flag was led by Councilmember Hughes.

Link to call to order, invocation, and flag salute: [00:00:00](#) [Recording 1]

MAYOR'S RECOGNITIONS, PROCLAMATIONS, AND UPDATES:

No recognitions, proclamations, and updates were given.

APPOINTMENT OF THE ASSISTANT CITY MANAGER:

Link to introduction from City Manager John Willis and comments from Mayor Randall: [00:03:20](#) [Recording 1]

Link to motion: [00:03:50](#) [Recording 1]

MOTION:

A motion was made by Councilmember Larkin to appoint Robert Myers as the Assistant City Manager.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall 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 comments from Assistant City Manager Robert Myers, Mayor Randall, and the City Council: [00:04:30](#) [Recording 1]

COMMENTS FROM THE PUBLIC:

No comments were given.

CONSENT CALENDAR:

- a. Consider approval a Real Estate Purchase Agreement between the City of St. George ("Seller") and St. George Blvd Partners, LLC, a Utah limited liability company ("Buyer") for the purchase of approximately 3.73 acres located on the corner of 100 West and St. George Boulevard.**

BACKGROUND and RECOMMENDATION: In 2023, the City sought Statements of Qualifications from firms with significant experience and competency in professional architectural design services for city-owned property located at 100 W and St. George Boulevard. The project will build upon the foundation of Ancestor Square and will seamlessly enhance our community. The City selected St. George Blvd Partners, LLC to work hand-in-hand with the city to conceptually plan and design a creative, engaging project that will become a successful and financially feasible development.

- b. Consider approval of purchasing four (4) park pavilions via state contract with Sonntag Recreation, LLC to go in four different park locations.**

BACKGROUND and RECOMMENDATION: This proposed purchase is to provide pavilions for four different park locations and is for materials and delivery only. The proposed pavilion locations with their sizes are as follows: Las Colinas Park, 44 foot hexagon; Southern Hills Park, 36 foot hexagon; Springs Park, 30 foot square; Sycamore Park, 16 foot x 20 foot rectangle. Staff recommends purchasing the equipment from Sonntag Recreation, LLC in the amount of \$209,146.50.

- c. Consider approval of purchasing playground equipment via state contract with Great Western Recreation for Christensen Park.**

BACKGROUND and RECOMMENDATION: This proposed purchase is to provide new playground equipment for Christensen Park and is for materials, surfacing, delivery, and installation. The proposed playground equipment includes a tower with multiple slides, climbers, swings, spinners, shades, and wear mats. Surfacing will be engineered wood fiber (wood chips). Staff recommends

purchasing the equipment from Great Wester Recreation in the amount of \$276,822.30.

d. Consider approval of purchasing playground equipment via state contract with Big T Recreation for Springs Park.

BACKGROUND and RECOMMENDATION: This proposed purchase is to provide new playground equipment for Springs Park and is for materials, surfacing, delivery, and installation. The proposed playground equipment is as follows: Earthscape Playground Timber Tower 2, Log Tangle 2.4, Step Cluster, Log Stilt, Log Stepper, Playworld Arch Swing, 5 ft x 3 ft x 2 ft Wear Mats for high use areas. Surfacing will be Engineered Wood Fiber. Staff recommends purchasing the equipment from Big T Recreation in the amount of \$400,323.

e. Consider approval of Omega Ramps, LLC completing the construction of the Desert Vista Skatepark through a Sole Source form.

BACKGROUND and RECOMMENDATION: This project will add a skatepark to the existing Desert Vista Park. Some features of the skatepark will include quarter pipes, a bank, rails, a roller and a euro gap (see exhibit for full list of features). The materials used for this project will be precast concrete and shotcrete. Construction will start in the fall of this calendar year. Staff recommends approval in the amount of \$112,245.

f. Consider approval to allow the Spring Round-Up Rodeo to have a Beer Garden during their event on May 16-17, 2025 at the Dixie Sunbowl.

BACKGROUND and RECOMMENDATION: This is the first time that Sky Nine Rodeo LLC has applied to have a Beer Garden included as part of their event in a fenced off, secured area. Staff recommends approval with the condition that the applicant obtain insurance with the correct endorsements prior to the event.

g. Consider approval of a fee waiver for the Kiwanis Club of St. George and Kiwanis Easter Egg Hunt event held on Saturday, April 19, 2025 at Vernon Worthen Park.

BACKGROUND and RECOMMENDATION: This event is an annual Easter Egg Hunt, with no charge for children to participate in, that has been running in St George since 1958. In the past, the City has waived fees (special event fee and park rental fee) for this event being held at Vernon Worthen Park. All money raised from fundraising activities is used to pay for the candy and prizes that are given away. Staff recommends waiving the 1) Park reservation fee of \$400; and 2) the Special Event Permit fee of \$150.

h. Consider approval of the minutes from the meetings held on February 13, 2025 (regular meeting); February 13, 2025 (joint City Council/Planning Commission meeting); February 13, 2025 (work meeting); and February 20, 2025.

i. Consider approval of an employment agreement for the Assistant City Manager.

BACKGROUND and RECOMMENDATION: It is anticipated that Robert Myers will be appointed as the Assistant City Manager on March 6, 2025. The agreement mirrors those of other department heads. Staff recommends approval.

Link to presentation from City Manager John Willis: [00:08:50](#) [Recording 1]

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Link to motion: [00:09:11](#) [Recording 1]

MOTION:

A motion was made by Councilmember Kemp to approve the consent calendar as presented.

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 – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ADOPTION OF THE CITY'S NON-COMMERCIAL AIRPORT HANGAR LEASING POLICY:

Public hearing and consideration of adoption of the City's Non-Commercial Airport Hangar Leasing Policy.

BACKGROUND and RECOMMENDATION: Due to hangar demand, policy adoption is recommended. The Non-Commercial Airport Hangar Leasing Policy has been reviewed in a couple City Council Work Meetings for comments. This policy has been reviewed by a third party aviation attorney for recommendations. Staff recommends taking public comment and approval of the proposed policy.

Link to introduction from City Manager John Willis and presentation from Airport Manager Dustin Warren: [00:09:27](#) [Recording 1]

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Link to comments from Mayor Randall and the public hearing: [00:14:16](#) [Recording 1]

Link to comments from resident Brad Schuester and Mayor Randall: [00:14:50](#) [Recording 1]

Link to comments from resident Mike Brannen, Mayor Randall, and Councilmember Kemp: [00:18:09](#) [Recording 1]

Link to comments from resident Troy Belliston and the City Council: [00:22:55](#) [Recording 1]

Link to comments from resident Carson Stilson: [00:31:46](#) [Recording 1]

Link to comments from resident Michael Green and Mayor Randall: [00:35:02](#) [Recording 1]

Link to comments from resident Randy Owens: [00:37:36](#) [Recording 1]

Link to comments from resident Vince Leonis: [00:39:42](#) [Recording 1]

Link to comments from resident Jason Blake: [00:41:46](#) [Recording 1]

Link to comments from resident Brett Wayne: [00:43:12](#) [Recording 1]

Link to comments from resident Celest Matarazzo: [00:52:02](#) [Recording 1]

Link to comments from resident Lloyd Crumline: [00:54:10](#) [Recording 1]

Following the comments from residents, Mayor Randall closed the public hearing.

Link to discussion between the City Council and Airport Manager Dustin Warren: [00:56:34](#) [Recording 1]

Link to motion: [01:02:10](#) [Recording 1]

MOTION:

A motion was made by Councilmember Kemp to continue this item to a date uncertain to put more work into the policy, primarily to clarify what its use and purpose is for and also to adjust the fees and other items that may be out of line.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall 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 comments from Councilmembers Hughes and Kemp: [01:02:48](#) [Recording 1]

PD AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2025-001 amending 5.06 acres of the Atkinville Interchange Area Commercial PD-C for a 107-room hotel, a 20,140 square foot medical office, and a 9,131 square foot retail building generally located on Pioneer Road, south of Nighthawk Drive. (Case No. 2024-PDA-009 - Mojave Crossing)

BACKGROUND and RECOMMENDATION: This site, previously approved for a different development in 2021, is now being proposed for a new project. The plan involves amending the Atkinville Interchange Area Commercial Planned Development to include a hotel, medical office, and retail building on a 5.06-acre lot. This project appeared before the Planning Commission twice and this is the third time it has been presented at a City Council Meeting. With each public meeting, the site plan has been slightly altered at the request of the commission and council. The new site plan presented at this meeting keeps the hotel the same size and in the same location. The medical building is rotated 90 degrees, removes the porte-cochere, and is reduced by 2,860 square feet. The retail building is also rotated 90 degrees and is increased by 700 square feet. In addition to the changes listed above, the entrance onto Sand Piper Drive has been removed and relocated to Nighthawk Drive. The entrance onto Pioneer Road remains the same. The applicant has also added an approximate 184' long truck and trailer parking area on their property along Pioneer Road. This will allow the larger vehicles to be able to park onsite.

Link to introduction from City Manager John Willis and presentation from Community Development Director Carol Winner, including discussion between the City Council, Mayor Randall, and Ms. Winner: [01:04:20](#) [Recording 1]

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Link to motion: [01:11:53](#) [Recording 1]

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2025-001 amending 5.06 acres of the Atkinville Interchange Area Commercial PD-C for a 107-room hotel, a 20,140 square foot medical office, and a 9,131 square foot retail building generally located on Pioneer Road, south of Nighthawk Drive with the conditions, to include number 4 – no overnight parking on the east side of Sand Piper Road.

SECOND:

The motion was seconded by Councilmember Tanner.

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.

UPDATE THE CITY'S GENERAL PLAN - MODERATE INCOME HOUSING PLAN ELEMENT/ORDINANCE:

Consider approval of Ordinance No. 2025-018 amending the City's General Plan by updating the Moderate Income Housing Plan element.

BACKGROUND and RECOMMENDATION: The proposal is to update the City of St. George's Moderate Income Housing Plan element. The City of St. George is required to choose at least 3 strategies from the Utah State Code 10-9a-403. This amendment will update the strategies, timelines, and implementation steps that are reported on each year. At their meeting held on February 11, 2025, the Planning Commission held a public hearing. No public comments were made. The Planning Commission forwarded a positive recommendation with a 5-0 vote.

Link to introduction from City Manager John Willis and presentation from Planner Brenda Hatch: [01:13:22](#) [Recording 1]

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Link to motion: [01:15:07](#) [Recording 1]

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2025-018 amending the City's General Plan by updating the Moderate Income Housing Plan element.

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.

ZONE CHANGE/ORDINANCE:

Consider approval of Ordinance No. 2025-019 amending the city zoning map by changing the zone from A-1 (Agricultural) to RE-12.5 (Residential Estates 12,500 square feet minimum lot size) on approximately 9.3 acres generally located on the east side of 3000 East at approximately 1880 South. (Case No. 2025-ZC-004 - Grata Holdings, LLC)

BACKGROUND and RECOMMENDATION: The applicant is seeking to change the zone from A-1 (Agricultural, 40,000 ft² minimum lot size) to RE-12.5 (Residential Estates,

12,500 ft² minimum lot size) in order to subdivide the property. The Planning Commission voted in favor of the rezone with a 5-0 vote after a public hearing.

Link to introduction from City Manager John Willis and presentation from Planner Brett Hamilton, including discussion between the City Council and Mr. Hamilton: [01:15:34](#) [Recording 1]

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Link to motion: [01:17:53](#) [Recording 1]

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2025-019 amending the city zoning map by changing the zone from A-1 (Agricultural) to RE-12.5 (Residential Estates 12,500 square feet minimum lot size) on approximately 9.3 acres generally located on the east side of 3000 East at approximately 1880 South with the recommendation that the applicant work with the property owner to the north to reduce the number of accesses on 3000 East.

SECOND:

The motion was seconded by Councilmember Tanner.

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 to identify the location of the ridgeline on lot 123 of the Foremaster Ridge subdivision. (Case No. 2025-HS-003 - Wilson Foremaster Ridge 123)

BACKGROUND and RECOMMENDATION: This is a request to obtain a hillside permit for the property located on the east side of Five Sisters Drive at approximately 400 South (Lot 123 Foremaster Ridge) in anticipation of the construction of a residential home. The Hillside Review Board held a meeting on site on January 22, 2025, and made a recommendation to the Planning Commission as to the location of the ridgeline. The Planning Commission held a public meeting to consider the recommendation and recommend with a 5-0 vote to approve the Hillside Review Board's ridgeline location as shown in Exhibit "D" of the staff report and with recommendations and conditions.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: [01:18:47](#) [Recording 1]

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Link to motion: [01:22:08](#) [Recording 1]

MOTION:

A motion was made by Councilmember Larkin to approve the Hillside Development Permit to identify the location of the ridgeline on lot 123 of the Foremaster Ridge subdivision, including the recommendations outlined by Mr. Jenkins, including the basalt rock mitigation.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

Mayor Randall 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.

**MUNICIPAL WASTEWATER PLANNING PROGRAM REPORT/RESOLUTION:
Consider approval of Resolution No. 2025-006R approving the Municipal
Wastewater Planning Program Report for 2024.**

BACKGROUND and RECOMMENDATION: Each year, the Division of Water Quality requires municipal wastewater systems complete a self evaluation of their wastewater system. The evaluation looks at the wastewater collections and wastewater treatment operations, maintenance, repair and replacement planning, capital projects, and financial plans. The results of the evaluation are required to be approved by the City Council by resolution.

Link to introduction from City Manager John Willis and presentation from Water Services Director Scott Taylor, including discussion between Mayor Randall, the City Council, and Mr. Taylor: [01:22:36](#) [Recording 1]

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Link to motion: [01:28:20](#) [Recording 1]

MOTION:

A motion was made by Councilmember Hughes to approve Resolution No. 2025-006R approving the Municipal Wastewater Planning Program Report for 2024.

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:

Appointments to Boards and Commissions of the City.

Link to Mayor Randall recommending the appointment of Hugo Angelese to the Hillside Review Board: [01:28:43](#) [Recording 1]

Link to motion: [01:29:35](#) [Recording 1]

MOTION:

A motion was made by Councilmember Hughes to appoint Hugo Angelese to the Hillside Review Board.

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 – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Mayor Randall, the City Council, and City Manager John Willis: [01:29:51](#) [Recording 1]

ADJOURN AND RECONVENE IN A REGULAR MEETING OF THE ST. GEORGE NEIGHBORHOOD REDEVELOPMENT AGENCY:

Link to motion: [01:34:07](#) [Recording 1]

MOTION:

A motion was made by Councilmember Larkin to adjourn and reconvene in the City Council Chambers for a regular meeting of the Neighborhood Redevelopment Agency.

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 – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

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: [00:00:16](#) [Recording 2]

MOTION:

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

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall 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